

CITY OF ATASCADERO

GENERAL PLAN



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

NOV 1 1994

UNIVERSITY OF CALIFORNIA

HOUSING ELEMENT

CITY OF ATASCADERO

General Plan Update Program

HOUSING ELEMENT

ADOPTED BY CITY COUNCIL

RESOLUTION NO. 04-94

MARCH 8, 1994

TABLE OF CONTENTS**PAGE**

VI.	<u>HOUSING ELEMENT</u>	VI-1
A.	INTRODUCTION.....	VI-1
	1. WHAT IS A HOUSING ELEMENT.....	VI-1
	2. STATE LEGISLATION.....	VI-1
	3. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS..	VI-1
	4. HOUSING ELEMENT REVIEW AND REVISION.....	VI-2
	5. ORGANIZATION OF THE HOUSING ELEMENT.....	VI-3
B.	DEMOGRAPHIC AND HOUSING CHARACTERISTICS.....	VI-4
	1. POPULATION CHARACTERISTICS.....	VI-5
	2. HOUSEHOLD CHARACTERISTICS.....	VI-7
	3. INCOME CHARACTERISTICS.....	VI-9
	4. EMPLOYMENT/EDUCATION CHARACTERISTICS.....	VI-10
	5. HOUSING CHARACTERISTICS/COSTS.....	VI-12
	6. LAND USE CHARACTERISTICS.....	VI-17
C.	REGIONAL HOUSING NEEDS PLAN.....	VI-22
D.	HOUSING GOALS.....	VI-26
	1. STATE GOALS.....	VI-26
	2. CITY GOALS.....	VI-27
E.	HOUSING ISSUES, ACHIEVEMENTS, POLICIES, AND PROGRAMS..	VI-28
	1. SUPPLY OF NEW HOUSING UNITS.....	VI-28
	Achievements.....	VI-29
	Policies.....	VI-29
	Programs.....	VI-30
	2. HOME OWNERSHIP.....	VI-31
	Achievements.....	VI-31
	Policies.....	VI-32
	Programs.....	VI-32
	3. RENTAL UNITS.....	VI-33
	Achievements.....	VI-33
	Policies.....	VI-34
	Programs.....	VI-34
	4. NONGOVERNMENTAL CONSTRAINTS.....	VI-35
	Policies.....	VI-36
	Program.....	VI-36
	5. GOVERNMENTAL CONSTRAINTS.....	VI-36
	Achievements.....	VI-40
	Policies.....	VI-40
	Programs.....	VI-40

6.	AVAILABILITY OF PUBLIC SERVICES.....	VI-41
	Policies.....	VI-43
	Programs.....	VI-43
7.	COMPETITION FOR AVAILABLE LAND.....	VI-43
	Achievement.....	VI-43
	Policies.....	VI-44
	Programs.....	VI-44
8.	HOUSING MAINTENANCE AND CONSERVATION.....	VI-45
	Policies.....	VI-45
	Programs.....	VI-46
9.	ENERGY CONSERVATION.....	VI-47
	Policies.....	VI-47
	Programs.....	VI-47
10.	SPECIAL NEEDS IN HOUSING OPPORTUNITIES.....	VI-47
	Achievements.....	VI-49
	Policies.....	VI-50
	Programs.....	VI-50
11.	HOUSING ASSISTANCE.....	VI-52
	Achievements.....	VI-52
	Policies.....	VI-53
	Programs.....	VI-54
F.	PUBLIC PARTICIPATION.....	VI-54
G.	APPENDIX A - REGIONAL HOUSING NEEDS PLAN.....	VI-55
H.	APPENDIX B - BUILDING ACTIVITY CHART.....	VI-73
I.	APPENDIX C - DEVELOPMENT/PERMIT FEES.....	VI-75
J.	APPENDIX D - LAND USE BY RESIDENTIAL ZONES.....	VI-80
K.	RESOLUTION NO. 04-94.....	VI-87
	(Adopting Housing Element)	

LIST OF TABLES**PAGE**

VI-1.	1990 Age/Sex Pyramid.....	VI-6
VI-2.	1990 Ethnic Characteristics.....	VI-6
VI-3.	1990 Hispanic Origin By Race.....	VI-6
VI-4.	Population Trends/Projections: 1940-2000.....	VI-7
VI-5.	Growth Rate: 1950-2000.....	VI-7
VI-6.	1993 Households.....	VI-8
VI-7.	1993 Household Make-up.....	VI-8
VI-8.	1993 Sex/Ethnic Characteristics.....	VI-8
VI-9.	1993 Elderly Household Characteristics.....	VI-9
VI-10.	Household Projections: 1980-2000.....	VI-9
VI-11.	Median Income Characteristics.....	VI-10
VI-12.	Poverty Level.....	VI-10
VI-13.	Employment.....	VI-11
VI-14.	Class of Worker.....	VI-11
VI-15.	Education.....	VI-11
VI-16.	1990 Housing Unit Values.....	VI-14
VI-17.	1990 Rental Unit Values.....	VI-15
VI-18.	1990 Housing Cost v. Income.....	VI-15
VI-19.	1990 Rental Cost v.Income.....	VI-16
VI-20.	1990 Overpayment.....	VI-16
VI-21.	1990 Monthly Mortgage/Rent.....	VI-16
VI-22.	1990 Vacancy Rates.....	VI-17
VI-23.	1993 Land Inventory.....	VI-21
VI-24.	Household Income.....	VI-23
VI-25.	1991-1997 Regional Housing Needs.....	VI-24
VI-26.	1993-1997 Regional Housing Needs.....	VI-25

VI. HOUSING ELEMENT

A. INTRODUCTION

1. WHAT IS A HOUSING ELEMENT?

The Housing Element is a state mandated chapter of the Atascadero General Plan. Its purpose is to identify housing problems and develop policies and programs to address them. As a separate program of objectives, the Housing Element is one of the City's most important social, economic, and land use statements.

2. STATE LEGISLATION

Government Code Section 65302(c) mandates the inclusion of a housing element in the General Plan of all cities and counties in the State of California. This element must be developed pursuant to regulations established commencing with California Government Code Section 65580, consisting of "standards and plans for the improvement of housing and for the provisions of adequate sites for housing" and that "this element of the plan shall make adequate provision for the housing needs of all economic segments of the community." The Department of Housing and Community Development is the agency empowered to review local housing elements for conformity with these guidelines.

3. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The California Government Code requires that the housing element of a General Plan be internally consistent and compatible with all other elements contained in the General Plan.

The Housing Element is most affected by the policies of the Land Use Element (includes Open Space and Conservation), which establishes the location, type, intensity and distribution of land uses. The Land Use, Conservation, and Open Space Elements were updated and adopted by the City Council on January 14, 1992. The Land Use Element channels housing into areas determined to be best suited for residential development. It also determines an upper limit on the number and type of housing units that can be constructed by designating the amount of acreage given to residential development and the density at which it can be developed. The Urban Services Line delineates where public services will be available and how much housing these services can accommodate. Consistency with the Land Use Element is

paramount to this Housing Element Update. The relationship with the Land Use Element will form the basic purpose of this Housing Element Update. The Housing Element will show that adequate sites exist to accommodate the City's share of regional housing needs, while at the same time, it will recognize and respect the unique residential character of Atascadero as envisioned by the Land Use Plan.

The Circulation Element establishes the location and scale of existing and proposed transportation routes which support and provide access to the various land use designations. The Circulation Element accommodates the level, nature, and locations of trip-making that are projected to result from growth under the Land Use Plan. In turn, the location and capacity of transportation facilities influences the intensity and pattern of land use development. An updated version of this Element was adopted in June, 1993.

The Community Appearance and Standards (General Plan Appendix) sets out the philosophy of the founder of Atascadero, Edward Gardner Lewis. Many of his ideas guided the designation of residential areas within the Land Use Element, particularly the basic premise that development should respect the natural topography, as well as the historical character of the built environment.

The other required elements, Noise and Safety, concern man-made or environmental factors that may limit the location or type of housing that can be developed. (An updated version of the Noise Element was adopted in May, 1992.) These two Elements address nuisances or hazards which should be avoided in the location of housing or mitigated in the construction of housing.

The Downtown Element adopted in December, 1990, proposes the establishment of housing units as an appropriate "second floor" use in the downtown area.

4. HOUSING ELEMENT REVIEW AND REVISION

Section 65588 (b) of the State Housing Element Guidelines indicates that the Housing Element must be reviewed and revised as need dictates, but no less than every five years. The Housing Element is designed to accommodate such review and any possible revision with a minimum amount of difficulty. The Demographic and Housing Characteristics sections can be updated or changed without the need to update or revise any goals, objectives or policies, unless such changes are

necessitated by changes in demographics or the housing stock.

The 1992/1993 Housing Element Update is a much more comprehensive and specific program of objectives than the 1985 Element. The 1985 Element did not quantify housing objectives; thus the Update does not draw numerical comparisons with previous goals, with one exception. The overall total number of housing projections used in the 1985 Element is compared to the actual number of units constructed from 1985 to 1992 in the Regional Housing Needs Plan (Section C). Otherwise, each housing issue in Section E contains a list of the accomplishments the City has made toward carrying out the policies and programs of the 1985 Element.

5. ORGANIZATION OF THE HOUSING ELEMENT

Housing is one of society's fundamental needs. Housing needs may be measured by the gap between what the housing stock is and what the housing market is providing.

The primary method utilized to analyze housing needs will be a comparison of the number of housing units that are presently being built, to the number of housing units that will be needed to meet projections of future population growth. This part of the analysis will utilize the Regional Housing Needs Plan as adopted by the San Luis Obispo Council of Governments (SLOCOG). Although projections are only an estimate, it can give an idea of any potential deficiency in the number of housing units.

Other problem areas, such as housing alternatives, costs, and condition will be identified, with suggested policies to address them in their unique nature to our City. The adoption of a goal or policy does not necessarily mean that it can be accomplished in a short period of time. The gap between available and desired housing may never be completely closed.

This Housing Element contains the following information and policies revised and updated per State law:

- a. A comprehensive assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The fundamental basis of this analysis is the Regional Housing Needs Plan, adopted by the San Luis Obispo Council of Governments (SLOCOG) on November 6, 1991. This plan identifies each city's and the County's share of the region's projected housing needs.

- b. An analysis and documentation of household characteristics.
- c. An inventory of land suitable for residential development.
- d. An analysis of potential and actual governmental constraints upon the development of housing.
- e. An analysis of nongovernmental constraints upon the development of housing.
- e. An analysis of special housing needs (elderly, handicapped, etc.)
- f. An analysis of energy conservation in residential development.
- g. An effort to preserve assisted housing. This part of the Element contains an analysis of assisted housing developments that are eligible to change to non-low-income housing projects during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions.

The eight components above comprise the assessment and analysis of housing related data. The two other main sections of the Housing Element are:

- h. Statements of the City's goals and policies relative to the maintenance, preservation, improvement, and development of housing.
- i. A program which sets forth a five-year schedule the City is undertaking to implement the policies and achieve the goals of the Housing Element through land use controls, development incentives, and state and federal funding programs.

B. DEMOGRAPHIC AND HOUSING CHARACTERISTICS

The objectives of this Housing Element need to be evaluated in conjunction with pertinent housing and population data. The 1990 Census has provided updated detailed demographic information. The yearly State Department of Finance Reports, city surveys, and other updated census material supplement the 1990 data base.

1. POPULATION CHARACTERISTICS

Table 1 shows the present population breakdown for the City of Atascadero. The age/sex distribution is about even. The largest segment, approximately 18% of the population, is in the 35-44 age group. The median age is 31 years of age. Young people also constitute a large portion of the population with 29.0% being under 18 years of age. Special housing needs for the elderly are important to consider, since 11.2% of the City's residents are over 65 years old, 13.4% over 62, and 18.2% over 55 years old. Minorities account for a relatively small percentage of the total population. Whites make up 94%, with Hispanics being the largest minority group at approximately 8.5% of the total population. (Hispanics are not defined as a separate race under the Census - their numbers are spread throughout the other races as shown in Table 3.)

Atascadero has seen rapid growth over the past thirty years. From 1960 to 1990 the population increased more than five-fold (Table 4). The yearly growth rate between 1950 and 1960 was 2.9%. This jumped to 7.1% between 1960 and 1970 and 6.0% between 1970 and 1980 (Table 5). During the 1980s the City averaged a 4.3% annual growth rate with a total population increase of 6,906 persons during the decade.

Population projections used in this Housing Element are based upon the Land Use Element of the General Plan, updated in January, 1992. This indicates that Atascadero will reach its buildout estimates by the year 2002. Buildout was determined by taking the minimum lot size in each zone and dividing it by the number of acres in each zone. As the figures incorporated into the Environmental Impact Report for the City's Land Use Update indicate, a potential for 11,642 residential units exists (7,067 single family and 4,575 multiple family) resulting in a maximum build-out of 31,150 persons by 2002. Since many factors could contribute to the population of Atascadero dropping, rising sharply, or leveling off in the next twenty years, it is unwise to be too confident in making population projections. These projections, however, will be used for the analysis done in this element. The effect of these population projections upon the City's regional housing needs is discussed under Section C (Regional Housing Needs Plan.) The population projections provide for the City's regional housing needs, just as the comprehensive Land Use and Housing Elements reflect one another.

Table 1
1990 AGE/SEX PYRAMID
CITY OF ATASCADERO

<u>Age</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
65 & up	1082	1517	2599
55 - 64	777	824	1601
45 - 54	1104	1097	2201
35 - 44	2084	2062	4146
25 - 34	1882	2052	3934
15 - 24	1428	1403	2831
5 - 14	2006	1868	3874
0 - 5	<u>1045</u>	<u>907</u>	<u>1952</u>
TOTAL	11,408	11,730	23,138

Source: 1990 U.S. Census Data

Table 2
1990 ETHNIC CHARACTERISTICS
CITY OF ATASCADERO

	<u>Number</u>	<u>Percent</u>
White	21,757	94.0
Black	260	1.1
Asian	262	1.1
American Indian, Eskimo, or Aleut	270	1.2
Other	<u>589</u>	<u>2.5</u>
Total	23,138	100.0

Source: 1990 U.S. Census Data

Table 3
1990 HISPANIC ORIGIN BY RACE
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
White	1253	63.5
Black	30	1.5
American Indian, Eskimo, Aleut	76	3.9
Asian or Pacific Islander	36	1.8
Other Race	<u>577</u>	<u>29.3</u>
Total	1972	100.0

Source: 1990 U.S. Census Data

Table 4
POPULATION TRENDS AND PROJECTIONS: 1940 - 2000
CITY OF ATASCADERO

1940 - 2,600	1980 - 16,232
1950 - 3,443	1990 - 23,138
1960 - 4,583	2000 - 29,800 (projected)
1970 - 9,091	

population capacity - 31,150

Atascadero Land Use Element, 1990 U.S. Census Data

Table 5
GROWTH RATE: 1950 - 2000
CITY OF ATASCADERO

1950 - 1960 = 3.3%	1980 - 1990 = 4.3%
1960 - 1970 = 9.8%	1990 - 2000 = 3.0%
1970 - 1980 = 7.8%	(projected)

Source: Atascadero Community Development Department,
1990 U.S. Census Data

2. HOUSEHOLD CHARACTERISTICS

Table 6 shows a population of 24,091 occupying 9,127 housing units for an average household size of 2.73 in 1993. Just over one percent of the City's population (250 people) resides in group quarters, which includes people living in residential care facilities and skilled nursing facilities (group quarters). Thus, the number of households in 1993 was 8,726.

Household characteristics indicate that 86 percent of the population lives in family households. The City's average household size is larger than other cities in the County, implying that more families with children reside in Atascadero. Approximately 13 percent are headed by females with no husband present, as opposed to about 5 percent of families with a male head of household. Sixty-three percent of the housing units are owner-occupied with 37 percent occupied with renters.

If trends continue as in the past, projections show 11,480 households units by the year 2000 (Table 10). The projections used in the 1985 Housing Element (using 1980 Census data) predicted 8,430 households by 1990, very close to the actual number of 8,484.

Table 6
1993 HOUSEHOLDS
 CITY OF ATASCADERO

Total Population	-	24,091
Persons in Group Quarters	-	250
Total Households	-	23,841
Mean Household Size	-	2.732
Total Housing Units	-	9,127

Source: 1993 State Department of Finance Update

Table 7
1993 HOUSEHOLD MAKE-UP
 CITY OF ATASCADERO

Household Make-Up	
1 - person household	- 1,753
(Male = 726/Female = 1,027)	
2 - person household	- 6,731
5 (or greater) households	- 950

Source: 1990 U.S. Census Data

Table 8
1993 HOUSEHOLDS SEX AND ETHNIC CHARACTERISTICS
 CITY OF ATASCADERO

Family Households	-	6,189
Married-Couple Families	-	5,077
Female Head of Household	-	815
Male Head of Household	-	297
Non-Family	-	542
Male	-	346
Female	-	196
White Head of Household	-	8,047
Hispanic Head of Household	-	578

Source: 1990 U.S. Census Data

Table 9
1993 ELDERLY HOUSEHOLD CHARACTERISTICS
 CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
In Family Households	- 1,696	65.3
In Nonfamily Households	- 784	30.2
Male Household	- 157	6.0
Living Alone	- 13	5.3
Female Household	- 587	22.6
Living Alone	- 566	21.8
Group Quarters	- 119	4.6
Total Persons over 65 years old	- 2,599	100

Source: 1990 U.S. Census Data

Table 10
HOUSEHOLD PROJECTIONS: 1980 - 2000
 CITY OF ATASCADERO

1980	-	6,330
1990	-	8,484
2000	-	11,480

Source: Atascadero Community Development Department

3. INCOME CHARACTERISTICS

Median family income in Atascadero is nearly equal with that of the state and slightly higher than that of the county. (Table 11).

There is presently 8.7% of the City's population below the poverty level with 6.4% of families being at this income level or below. This percentage is lower than that of both the state and San Luis Obispo County (Table 12). Census figures indicate that most of the people having incomes below the poverty level are living in rental units and the largest number (429) are families with a female head of household. Poverty level is revised annually using a number of thresholds - in 1989 poverty level income was \$12,674 for a family of four. The primary focus of the Regional Housing Needs Plan is to provide sufficient housing for low income persons; in fact 56 percent of Atascadero's future housing needs are designated for low and very low income persons.

Table 11
MEDIAN INCOME CHARACTERISTICS

	<u>Individual</u>	<u>Household</u>	<u>Family</u>
Atascadero	\$11,336	\$35,140	\$39,344
County	\$15,237	\$31,164	\$37,086
State	\$16,409	\$35,798	\$40,559

Source: 1990 U.S. Census Data

Table 12
INCOME BELOW POVERTY LEVEL
CITY OF ATASCADERO

	<u>Persons</u>	<u>%</u>	<u>Families</u>	<u>%</u>
Atascadero	2,027	8.7	402	6.4
County	26,369	13.0	3,596	6.8
State	3,627,585	12.5	670,685	9.3

Source: 1990 U.S. Census Data

4. EMPLOYMENT/EDUCATION CHARACTERISTICS

The following employment information from the Census should be supplemented by the City of Atascadero Economic Base Analysis and Downtown Revitalization Study, prepared by Economic Research Associates in 1988. This study showed that the most dominant employment areas were in construction, transportation-communications-utilities, professional services, public administration, professional industries, and retail trade. Compared to the County and other cities therein, Atascadero has a higher concentration of people employed in service occupations and a lower unemployment rate. The largest employer in the area is by far the Atascadero State Hospital with approximately 1,000 employees. This facility is located adjacent to the City limits, but the City is currently initiating annexation proceedings.

The City's jobs/housing balance is 0.6; that is, for each employed resident of Atascadero, there are 0.6 jobs available. The City has historically been a bedroom community where there are more workers than jobs. Whereas, a city such as San Luis Obispo may need to address a housing shortage for its work force, the City of Atascadero needs to address a job shortage for its work force.

The City has created an Economic Round Table, among other programs, to deal with this shortcoming. Furthermore, the Regional Housing Needs Plan includes future housing needs based on employment projections and market demand. For these reasons, the Housing Element will not contain additional analysis of housing opportunities in light of employment trends.

Table 13
EMPLOYMENT
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
Total Number 16 years and older -	17,273	
Number in Labor Force -	12,091	70.0%
Number in Civilian Labor Force -	12,040	69.7%
Females in Labor Force -	5,429	62.1%
Number Unemployed	481	4.0%

Source: 1990 U.S. Census Data

Table 14
CLASS OF WORKER
CITY OF ATASCADERO

Private Employment for Profit -	6,531
Private Nonprofit -	378
Self-Employed -	1,455
Agriculture -	247
Government (Total): -	3,137
Local	1,174
State	1,809
Federal	154
Unpaid Family -	54

Source: 1990 U.S. Census Data

Table 15
EDUCATION
CITY OF ATASCADERO

High School (No diploma) -	2,029
High School Diploma -	4,473
Some College, No Degree -	5,020
Associate Degree -	1,517
Bachelors Degree -	2,045
Graduate/Professional Degree -	1,010

Source: 1990 U.S. Census Data

5. HOUSING CHARACTERISTICS/COSTS

A summary of the current stock of housing in Atascadero shows:

Total number of housing units - 9,127
Single family - 6,442 Multiple Family - 2,085
Mobile - 600
Occupied number of housing units 8,728
Vacant number of units - 399 Vacancy rate 4.37%

(Source: State Department of Finance 1993 Update)

Number of renter-occupied - 3,114
Number of owner-occupied - 5,370
Number of bedrooms - 0 or 1 bedrooms 12.6%
4 or more bedrooms 10.4%

Age of unit - 6.1% 1939 or earlier
37.9% 1980-1990

Units without complete plumbing - 35

Number of overcrowded units

(> than 2.01 persons per room)

Total - 29 (0.3%)

Renter - 25 (0.8%)

Owner - 4 (0.1%)

(> than 1.01 persons per room)

Total - 405 (4.8%)

Renter - 258 (8.3%)

Owner - 147 (2.8%)

(Source: 1990 U.S. Census Data)

In conjunction with the land use inventory provided in upcoming Table 23, a housing condition survey was conducted. This survey used the Housing Condition Survey chart provided by the State. The entire residential area was surveyed, approximately 8,000 units. The field research showed that, while a perception exists in Atascadero of a widespread need for rehabilitation, some homes could be improved simply by painting and home maintenance. Only 22 units were found to be dilapidated (11) or need substantial rehabilitation (11). The above chart confirms this survey; approximately 40 percent of the City's residential units have been constructed since 1980. It must be noted, however, that the survey was exterior in nature; problems associated with asbestos or lead based paint, for example, were not analyzed in the survey. Also, older residences in commercial areas were not surveyed; these constitute several highly visible homes in need of rehabilitation. Thus, while the numbers may not be large, the survey justifies a need for rehabilitation in Atascadero (program #8.5)

The median cost for an owner occupied unit is \$199,000.00 making the median mortgage payment \$1,050.00 (Table 16). The median monthly rent is \$533. Housing cost and gross rent as a percentage of household income is as shown on Tables 18 and 19. The cost of owning or renting a housing unit in Atascadero are slightly lower than that of both the county and state (Table 21).

Affordable home sales prices for a two-bedroom home are \$56,616 (very low income), \$87,345 (low), and \$118,075 (moderate). For a three-bedroom home, these figures rise to \$68,975, \$105,883, \$142,792, respectively. (These figures assume a 10% down payment, 30 year loan, and 7% interest: Source 1993 Community Housing Affordability Strategy (CHAS) Comparing these housing prices to the median home value of \$199,600 in Atascadero reveals quite a gap. A gap still exists if the median home sales as furnished by TRW REDI Property data, and included in the 1993 CHAS, are used : 1990 Atascadero median price \$176,651 - 1992 \$162,975. Clearly, home ownership is beyond the reach of these income groups, without public or private subsidy assistance.

Upcoming Table 20 shows the percentage of low income households overpaying for housing. "Overpaying" is defined by the Census as households with less than the Community Development Block Grant targeted households with annual incomes of \$29,650 or less. Over 70 percent of the lower income households (2,241 out of 3,019) are overpaying a percentage of their income for housing. Thus, in addition to providing the City's share of future regional housing needs, the housing policies and programs of Section E must address this shortcoming in the existing housing market.

Table 16
1990 HOUSING UNITS VALUES
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
Less than \$15,000	8	0.2%
\$15,000 - 19,999	1	0.0%
\$20,000 - 24,999	5	0.1%
\$25,000 - 29,999	2	0.0%
\$30,000 - 34,999	2	0.0%
\$35,000 - 39,999	2	0.0%
\$40,000 - 44,999	8	0.2%
\$45,000 - 49,999	8	0.2%
\$50,000 - 59,999	14	0.3%
\$60,000 - 74,999	36	0.8%
\$75,000 - 99,999	165	3.8%
\$100,000- 124,999	318	7.3%
\$125,000- 149,999	408	9.3%
\$150,000- 174,999	616	14.1%
\$175,000- 199,999	609	13.9%
\$200,000- 249,999	872	19.9%
\$250,000- 299,000	618	14.1%
\$300,000- 399,000	488	11.1%
\$400,000- 499,000	137	3.1%
<u>\$500,000 or more</u>	<u>66</u>	<u>1.5%</u>
Total	4,383	100%

Total Specified Owner-Occupied units	4,383
Median Housing Unit Value -	\$199,600
Mean Housing Unit Value -	\$219,840

Source: 1990 U.S. Census Data

Table 17
RENTAL UNIT VALUES
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
Less than \$100	13	0.4%
\$100 - 149	31	1.0%
\$150 - 199	39	1.3%
\$200 - 249	60	2.0%
\$250 - 299	90	2.9%
\$300 - 349	182	5.9%
\$350 - 399	258	8.4%
\$400 - 449	485	15.8%
\$450 - 499	631	20.6%
\$500 - 549	367	12.0%
\$550 - 599	191	6.2%
\$600 - 649	162	5.3%
\$650 - 699	141	4.6%
\$700 - 749	108	3.5%
\$750 - 999	220	7.2%
<u>\$1,000 or more</u>	<u>23</u>	<u>0.7%</u>
Total	3,070	100%

Totals:	Total Renter-Occupied	3,070	100.0%
	No Cash Rent	69	2.2%
	With Cash Rent	3,001	97.8%

Source: 1990 U.S. Census Data

Table 18
1990 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME
CITY OF ATASCADERO

<u>Household Income</u>	<u>0-19%</u>	<u>20-24%</u>	<u>25-34%</u>	<u>35+%</u>	<u>N/C</u>
\$ 0 - 10,000	23	8	25	120	7
\$10,000 - 19,999	111	54	24	176	0
\$20,000 - 34,999	334	37	190	372	0
\$35,000 - 49,999	415	176	351	288	0
<u>\$50,000 - and up</u>	<u>773</u>	<u>396</u>	<u>428</u>	<u>150</u>	<u>0</u>
Total Units	1656	671	1018	1106	7

Source: 1990 U.S. Census N/C = Not Computed

Table 19
1990 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME
 CITY OF ATASCADERO

<u>Household Income</u>	<u>0-19%</u>	<u>20-24%</u>	<u>25-34%</u>	<u>35+%</u>	<u>N/C</u>
0 - 10,000	0	9	27	430	54
\$10,000 - 19,999	18	21	172	484	12
\$20,000 - 34,999	169	287	413	132	10
\$35,000 - 49,999	254	133	97	5	7
<u>\$50,000 - and up</u>	<u>265</u>	<u>30</u>	<u>8</u>	<u>0</u>	<u>8</u>
Total Units	706	480	717	1051	91

Source: 1990 U.S. Census N/C = Not Computed

Table 20
1990 LOW INCOME HOUSEHOLDS OVERPAYMENT
 CITY OF ATASCADERO

<u>Income Group</u>	<u>Owners</u>	<u>Renters</u>	<u>Total</u>
Very low Income	315	1,015	1,330
Low Income	<u>464</u>	<u>447</u>	<u>911</u>
Total	779	1,462	2,241
 % Lower Income Overpaying	 68%	 78%	 74%
Universe of Lower Income Households	1,145	1,874	3,019

Table 21
1990 MONTHLY MORTGAGE AND RENT
 CITY OF ATASCADERO

	<u>Median Mortgage</u>	<u>Median Rent</u>
Atascadero	\$1,050	\$533
County	\$1,053	\$573
State	\$1,077	\$620

Source: 1990 U.S. Census

Table 22
1990 VACANCY RATES
 CITY OF ATASCADERO

	<u>Number</u>	<u>Percentage</u>
Vacant for sale -	74	18.9%
Vacant for rent -	137	35.0%
Rented or sold -	50	12.8%
<u>Vacant other</u> -	<u>130</u>	<u>33.2%</u>
 Total Vacant -	 391	 100.0%

Source: 1990 U.S. Census

6. LAND USE CHARACTERISTICS

Atascadero is primarily residential in nature; over 80 percent of the City is designated for single family residential development. Residential land use categories are broadly broken down into two areas: (1) areas within the Urban Services Line which are characterized by public sewer availability and higher density, and (2) areas outside the Urban Services Line which are characterized as suburban residential lots on private sewage disposal systems. All the residential zones contain numerous nonconforming lots; those which are smaller in size than current lot size standards would allow. Mobile home developments are allowed in all residential zones by Conditional Use Permit. The permitted land uses in each residential zone are listed in Appendix D.

The intensity of development in Atascadero decreases as the distance from the central core increases. The central core is the central business district and government center. Residential uses are encouraged in the City's Downtown Plan (Policy #7f) and some older homes exist along the City's commercial strip (El Camino Real). Multiple family residential land uses abut the commercial core as the transitional area to the outlying single family areas. The various residential designations of this gradient land use pattern are explained in the following text.

A majority of residential land is classified as RS (Residential Suburban), where the minimum lot size (for creation of new lots) is between 2 1/2 and 10 acres. The minimum lot size determination is site specific - factors are assigned within each of five criteria: (1) distance from the center of the community; (2) septic suitability;

(3) average slope; (4) condition of access; and (5) general neighborhood character. Thus, a gently sloping lot with good soils and access could be divided down to 2 1/2 acres, whereas a steep parcel with poor soils and an unimproved access road would have a larger minimum parcel size, an average of approximately 3.5 to 4 acres. While large lots are a cherished characteristic of Atascadero, the lot sizes, particularly in the RS zone, are dictated by steep slopes, winding/narrow roads, and lack of sanitary sewer facilities. These topographical and access constraints limit the residential development capacity of suburban single family residences.

The other Residential Single Family (RSF) zones allow for creation of new parcels ranging in size from 1/2 acre to 2 1/2 acres. These single family zones lie between the outlying suburban residential of the RS zone and the multiple family and commercial zones of the urban core. The RSF-Z is a low density single family zone where the minimum lot size for creation of new lots is between 1 1/2 and 2 1/2 acres based upon the same type of criteria as discussed above. The RSF-Y zone is a moderate density single family area with the minimum lot size for new lots being determined by the availability of sewer - one acre with sewer and 1 1/2 acres for parcels without sewer. The RSF-X is a higher density single family zone with a corresponding minimum lot size of one-half acre. These zones are mostly characterized by lots of one-quarter acre to one and one-half acres, with small pockets of larger lots where topography dictates.

There are also small areas of Limited Single Family (LSF-X and Y only) zones. These zones are identical to the RSF zones discussed above, except that the LSF zones do not allow farm animals.

Multiple family residential zones are divided into high density and low density, with a minimum lot size of one-half acre. (The density bonus provision is discussed elsewhere in this document.) Multiple family zones are located within the Urban Services line and are the primary areas for mobile home developments and small lot residential subdivisions using the Planned Development Overlay. The PD7 zone is established in order to modify the development standards of the underlying zone, such as setbacks, lot size, etc. to take advantage of the special characteristics of an area. There is no minimum lot size in the Planned Development Overlay (PD7) zone. A PD project must be a minimum of four units and cannot exceed the density of the underlying zoning district; hence the likelihood of a PD in the multiple family zones. Minimum lot sizes in approved PD projects have ranged from 2,775

square feet to 7,000 square feet, the most common being approximately 4,000 square feet. The City has encouraged this form of residential subdivision; all requests for PDs have been approved. During the period of 1985-1993, 171 small lots have been created for single family home ownership. These units have provided excellent opportunities for first time homebuyers.

The maximum number of bedrooms in the high density zones is 16 one-bedroom units per net acre. The determination of allowed density is a sliding scale, again one which takes the intensity of development and the topography of each site into account. Thus, in the high density zone, a maximum of 12 two-bedroom units and 8 three-bedroom units are permitted, for a maximum of 24 bedrooms per acre. Up to 36 persons per acre are allowed for group quarters, rising to 55 beds per acre for skilled nursing facilities. These numbers decrease on steeply sloping lots, however, the multiple family zones are almost entirely located in relatively level (0-10%) terrain. The High Density Multiple Family zone is located adjacent to the downtown and commercial corridor, with the greatest concentration of units in the south part of town near the Atascadero State Hospital.

Low density multiple family areas allow a maximum of 10 one-bedroom units per acre. In this zone, 7.5 two-bedroom units and 5 three-bedroom units are the maximum allowed, for a maximum of 15 bedrooms per acre. Up to 22 persons per acre are allowed for group quarters, rising to 34 beds per acre for skilled nursing facilities. Much of this zone is characterized by underdeveloped parcels currently developed with older single family residences.

The land use characteristics described above reflect the natural setting of Atascadero, as well as its historical layout. This is emphasized throughout the Housing Element, but it must be mentioned in this section. The hilly, oak woodland of Atascadero Colony was entirely subdivided in 1913. While forward looking in many respects, this historical plan thwarts large scale residential developments by removing any possibility of a large residential parcel (or parcels) under single or common ownership. Thus, "tract-like" development, common in much of California, is not only difficult in Atascadero given the topography, but infeasible in light of this ownership pattern.

The City's 1980 General Plan called for a buildout of approximately 12,400 new dwellings, or about 3,400 more dwellings given the amount of existing vacant residential land. The Land Use Element decreased the residential buildout to 11,642 dwelling units, or a potential of 2500 new housing units. The single family categories increased in total acres from 12,136 to 12,812 with a corresponding increase in potential units from 6,973 to 7,067. Multiple family residential, on the other hand, decreased in potential units from 5,438 to 4,575. This was primarily the result of eliminating one large section (50 acres) of multiple family because it was not slated for urban services, particularly sewer.

Table 23 on the next page contains an inventory of the City's current land use. The land use inventory was conducted from August to November, 1993. It is this information that will be used to provide for the City's regional housing needs. As the information indicates, the decrease in multiple family acreage mentioned above has not precluded Atascadero from providing its share of regional housing needs.

Table 23
1993 LAND INVENTORY
CITY OF ATASCADERO

Zoning Category (minimum lot size for creation of new lots)	Units (1)	Lots (2)	Acres (3)	Vacant Lots	Vacant Acres	Total Acres
RS (2 1/2 to 10 acres)	2317	3326	5731	907	4339	10,017
RSF-Z (1 1/2 to 2 1/2 acres)	451	487	446	87	125	579
RSF-Y LSF-Y (1 acre sewer - 1 1/2 no sewer)	2163	2407	1155	298	220	1365
RSF-X LSF-X (1/2 acre)	921	996	310	95	49	354
RMF-10 (10 units acre max.)	938	494	152	52	23	176
RMF-16 (16 units acre max)	1925	335	202	29	17	225
TOTALS	8715	8056	7996	1479	4878	12,818

Notes:

- (1) Units = Existing units
- (2) Lots = Total Lots
- (3) Acres = Acreage Containing Dwelling Units

The LSF and RSF zones were combined because the only difference between them is that farm animals are not allowed in the LSF; lot size, density, etc. are identical.

Table 23 contains both existing units, vacant lots/acres, and total lots/acres. In this manner, the existing housing market can be ascertained, as well as future potential. By having the figures on vacant and developed acreage, the potential of underdeveloped parcels is included in the inventory. As the above chart shows and the following analysis in the Regional Housing Needs section indicates, Atascadero has the land available to accommodate its future share of total housing needs as called out in the Regional Housing Needs Plan.

C. REGIONAL FAIR-SHARE HOUSING ALLOCATION

The Regional Housing Needs Plan identifies each city or county's share of the region's projected housing needs over the five-year time frame of the Housing Element. San Luis Obispo County's Regional Housing Needs Plan was adopted by SLOCOG on November 6, 1991 (see Appendix A).

The plan estimates the total number of households by income group for each city in the region, the unincorporated area and the county total for January, 1991 and projected estimates for July, 1997. The purpose of the plan is to examine housing needs in the region and to allocate a share of the projected regional need to each local government. Each jurisdiction is then responsible for developing programs in their housing elements to attain the designated distribution of very low, low, moderate, and above moderate housing units in their area.

The intent of the state mandated Regional Housing Needs Plan is a noble one - to ensure that each community plans for the housing needs of its future residents, not just the current population. However, the methodology employed by the State to calculate the housing needs is a straight line projection based on the average annual number of housing units (248) constructed during the 1980s. Using this average pace of construction, along with further additions from the State Housing and Community Development Department results in a five-year housing target of 1,945 new housing units. The difficulty with averages, of course, is the effect of up or down years on skewing the average, particularly in real estate.

Since incorporation in 1980, through the ending of 1992, the City has issued building permits for 1,747 new single family residences and 1,357 new multiple family residences (see Appendix B). This adds up to a total of 3,104 units, an average of 238 units per year. This average is heavily influenced by the years 1985 and 1986, however, when 1,199 units were constructed, close to half of which were contained in two apartment projects (the 400 unit Bordeaux House and the 140 unit Casa Camino.) By comparison, the five year period

(1987-1991) averaged 164 new units. The last five years (1988-1992) have seen permits issued for 554 single family residences and only 47 multiple family units, an average of 120 units a year. The years 1990 and 1991 averaged 107 units. Moreover, not all permits issued are built.

The Regional Housing Needs Plan shows the estimated and projected households by income group for San Luis Obispo County and the breakdown for the City of Atascadero. The income ranges for a family of four are defined as follows:

Very low income	Income not exceeding 50% of the median family income of the County.
Other lower income	Income between 50 and 80% of the median family income of the County.
Moderate income	Income between 80 and 120% of the median family income of the County.
Above moderate income	Income above 120% of the median family income of the County.

Table 24
HOUSEHOLD INCOME - 1990
CITY OF ATASCADERO

<u>\$ Income</u>	<u>Households</u>	<u>Families</u>
\$ 0 - 4,999	190	109
\$ 5,000 - 9,999	644	252
\$ 10,000 - 12,499	410	202
\$ 12,500 - 14,999	415	226
\$ 15,000 - 17,499	241	141
\$ 17,500 - 19,999	193	116
\$ 20,000 - 22,499	337	233
\$ 22,500 - 24,999	422	345
\$ 25,000 - 27,499	303	228
\$ 27,500 - 29,999	394	257
\$ 30,000 - 32,499	361	255
\$ 32,500 - 34,999	347	287
\$ 35,000 - 37,499	383	317
\$ 37,500 - 39,999	296	244
\$ 40,000 - 42,499	368	309
\$ 42,500 - 44,999	351	333
\$ 45,000 - 47,499	244	195
\$ 47,500 - 49,999	309	268
\$ 50,000 - 54,999	483	395
\$ 55,000 - 59,999	280	239
\$ 60,000 - 74,999	805	695
\$ 75,000 - 99,999	519	430
\$100,000 - 124,999	153	133
\$125,000 - 149,999	26	15
<u>\$150,000 or more</u>	<u>83</u>	<u>72</u>
Total	8,557	6,296

Household Income:

	<u>Income</u>	<u>Number</u>	<u>%</u>
Very low income (less than 50% of median)	\$18,543	1,900	22%
Other low income (between 50% and 80% of median)	\$29,669	1,255	15%
Moderate income (between 80% and 120% of median)	\$44,503	2,149	25%
Above moderate income (above 120% of median)	>\$44,503	3,253	38%

	<u>Household</u>	<u>Family</u>
Median	\$35,140	\$39,344
Mean	\$39,564	\$43,331

**Source: 1990 Census Data, Atascadero Community
Development Department**

The Regional Housing Needs Plan estimates 1,673 new households by 1997. Added to this figure are the 1991 deficiency (97), vacancy need in 1997 (108), and market removals (67). Thus, as stated above, the total number of new construction needs necessary to comply with the regional needs by July 1, 1997 is 1,945.

The Regional Housing Needs Plan also contains the breakdown by income group for this new housing (the same percentages were used for the total 1,945 households (v. 1,673) as on the Estimated Households by Income chart (Appendix A page 2.) This breakdown is roughly inverse to the above chart of current income levels in the City, i.e., the largest percentage of new housing is devoted to very low income, with the smallest percentage designated for above moderate incomes. This is demonstrated in the following chart:

Table 25
1991-1997 REGIONAL HOUSING NEEDS
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
Very low income	720	37
Low income	408	21
Moderate income	467	24
<u>Above moderate income</u>	<u>350</u>	<u>18</u>
Total	1,945	100%

Since the Housing Element and the Regional Housing Needs Plan are based on a 1991-1997 time frame, the City will subtract the 1991 and 1992 residential construction totals (148 units) from table 25 as follows, using the same income group percentages. The 148 units are also broken down by income group served by the new housing. As Appendix B shows, most of the new construction has been in single family residential.

Table 26
1993-1997 REGIONAL HOUSING NEEDS
CITY OF ATASCADERO

	<u>Number</u>	<u>%</u>
Very low income	708	37
Low income	397	21
Moderate income	431	24
<u>Above moderate income</u>	<u>247</u>	<u>18</u>
Total	1,783	100

Comparing the land inventory of Table 23 to Table 26 above, proves that the land is available to accommodate the housing goals by income groups of the Regional Housing Needs Plan. The City's Land Use Element, as well as the current economic/real estate conditions do not envision actual construction of anywhere near this amount, but the potential is there as indicated in the following analysis.

First, providing for the City's upper income (above moderate) needs is easily obtained. There are currently over 4,000 acres of vacant land in the Residential Suburban zone, compared to a housing need in this income group of 247 dwellings. This figure includes the subtraction of the 103 dwellings constructed for this income group in 1991 and 1992.

The best opportunities for moderate income housing are located appropriately enough in the more moderate density single family zones. These zones (RSF-X,Y,and Z) contain many nonconforming lots; existing lots under one half-acre or one acre, depending on the zone. Thus, in this case, it seems that vacant lots, not acreage, should be used to determine potential residential development. There are 480 vacant existing parcels in these single family zones, more than adequate to provide opportunity for the defined need of 431 moderate income units. This figure includes the subtraction of the 36 dwellings approved for construction in 1991 and 1992 for the moderate income group. These units were located on ready-to-develop parcels. In other words, the lots were provided with the necessary utilities and infrastructure and did not require any additional review beyond that of building permit approval.

A convenient method to address the low income housing needs is to assume that the low income units are built in the lower density multiple family area (RMF-10) and the very low income units in the higher density multiple zone (RMF-16). There obviously could be some overlap between these zones, but in total, or separately, there is sufficient vacant land to accommodate the identified need of 397 low income and 708 very low income units in the two multiple family zones. These figures include 11 multiple family units for low income residents (Appendix B 1991 and 1992) and the 12 units converted to very low income housing for the elderly in 1991 (see Achievement cited under Special Needs).

In this case, the total acres column of Table 22 should be looked at to determine the number of potential units. In this manner, the potential of the many underdeveloped (lots zoned multiple family, but containing one single family residence) lots can be counted. Thus, the 176 acres of low density multiple family can accommodate 382 additional two-bedroom units, and a higher number of one-bedroom units. This slight shortfall from the category's regional share (17 units) is more than made up for by the development potential of the High Density Multiple Family area. The 225 total acres of high density multiple family can accommodate 775 additional units.

The next section of the Element will outline the City's housing objectives for the next four years in an effort to take advantage of the residential potential noted above. These goals, policies, and programs attempt to encourage and implement plans to provide for adequate regional housing opportunities. The City's potential residential development has been explained above, the quantified objectives and reasonable actual construction projections are contained in # 1 (Supply of New Housing Units.)

D. HOUSING GOALS

1. STATE GOALS

The State has identified adequate housing for all residents of California as a fundamental statewide objective by the declaration of the following five findings:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of highest order.

- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

2. CITY LAND USE GOALS

In 1913, Edward Gardner (E.G.) Lewis selected Atascadero Ranch as the location for a model colony. The site's central location between the major urban centers of the State, along with the plentiful water supply, comfortable climate, and proximity to the coast, made Atascadero an ideal choice for an utopian lifestyle. The entire Colony was subsequently planned, surveyed, and subdivided, certainly a progressive concept in the early 1900s. The streets and circulation pattern were laid out with the automobile in mind; land for public spaces and parks was also set aside.

The growth of Atascadero Colony as originally envisioned was delayed by the bankruptcy of E.G. Lewis in 1924 and the Depression. The two major growth spurs for Atascadero were the bisection of the community by Highway 101 in 1954 and the establishment of the Atascadero State Hospital in 1956.

Today, Atascadero is a city located within a major oak woodland. Thus, it contains both urban and rural characteristics demanding a unique form of land use planning. Respect of the natural environment is formalized in the basic community goals of Atascadero in the Land Use Element of the General Plan. Among those goals intended to preserve the rural atmosphere are:

"Protect and preserve the rural atmosphere by assuring "elbow room" for residents by means of maintenance of large lot sizes which increase in proportion to distance beyond the urban core."

"Preserve residential neighborhoods and respect the winding tree-lined nature of the street and road system."

"Preserve the contours of the hills. Buildings built on hillsides shall conform to the topography using the slope of the land as the basis for design of the structure."

"Designate areas where livestock can be owned and maintained."

The following part of the document identifies eleven (11) housing issues, each of which is a housing need or problem from the 1985 Element. The State requirements from Government Code Article 10.6 are included within these issues. Achievements made toward meeting the 1985 housing goals are also highlighted within each section. Each issue contains policies and programs which attempt to initiate, encourage, coordinate, and assist in a wide range of efforts that should benefit every sector of the community concerned with housing. Each program contains the responsible agencies and target date. A program goal and source of funds are listed when appropriate. (Note: Many of the programs rely on Community Development Department staff to coordinate planning efforts or prepare implementing ordinances. The source of funds for these projects is the Department budget (City general fund) in the form of staff time. Project priorities are established by the Housing Element and City Council direction.)

E. HOUSING ISSUES, ACHIEVEMENTS, POLICIES AND PROGRAMS

1. SUPPLY OF NEW HOUSING UNITS

Since the City began issuing building permits in 1980 (incorporation occurred in 1979), an average of 238 housing permits have been issued each year through the end of calendar year 1992 (Appendix B). Single family residences totaled 1,747 (average per year 135) during this time period, while multiple family construction consisted of 1,357 units (average per year 104). Unfortunately, the year 1986 was chosen by HCD for the projections used in the 1992 Housing Element Update. In Atascadero, 1986 was the culmination of the mid-1980s boom years; by far the heaviest year for building activity. Without the years 1985 and 1986, the average

number of units decreases to 173 per year; 135 for single family and only 44 for multiple family.

The anticipated number of new units to be actually constructed will use the recent building permit activity (Appendix B) as the basis in projections.

Achievements - 1985 Housing Element

- * The Regional Housing Needs Plan adopted as part of the 1985 Housing Element projected a new construction need of 1,854 units between 1983 and 1989 and 2,124 housing units between 1983 and 1990. This compares to the actual number of 2,415 units constructed between 1983 and 1989 and 2,536 between 1983 and 1990. Thus, the City exceeded its projected construction need by 561 units from 1983-1989 and 412 units from 1983-1990. Likewise, total households projected by the 1985 Regional Housing Needs Plan were 8,038, as opposed to the actual 1993 figure of 8,726. Hence, the City of Atascadero provided 688 more households than the 1985 projections. However, instead of being given "credit", the City is actually "penalized" by having the years of the mid-1980s used for future projections. Indeed, if the Regional Housing Needs Plan is analyzed from 1983 to 1997, the City of Atascadero has provided far more than its fair share of new housing units.

The information presented under the Regional Housing Needs Plan and Table 23 shows that adequate vacant land currently exists to accommodate the 1997 total projected housing needs. The City also recognizes that given the historic growth rate and the stubborn real estate market, the construction of 1,797 new housing units by 1997 is simply impossible. Construction of 1,797 units by 1997 would also alter the City's build-out scenario as envisioned by the General Plan. The State realizes this and has based the Regional Housing Needs Plan on the premise that the necessary land must be available (or made available), but the construction of all the units need not occur.

Policies

- (a) The City will foster new residential development as called for in the programs stated under the other housing goals of the Element. These policies and programs all attempt to encourage new construction along the format of the income breakdown of the Regional Housing Needs Plan.

- (b) The City encourages a steady rate of construction from 1993 through 1997 as shown in the quantified objectives below:

Programs - Single Family

Approximately 100 units a year for the planning period of 1994 to July, 1997. These will be predominately in the two upper income categories; with the above moderate units in the RS zone and the moderate units in the smaller lot single family areas located closer to the center of town. The PD small lot subdivision has become increasingly popular as a means to provide single family home ownership possibilities in the higher density multiple family areas. Approximately 20 units annually are expected to be of this variety.

Programs - Multiple Family

Multiple family development has slowed considerably since 1986, the year HCD used for the regional housing needs projections. In the last three full years (1990-1992), permits were issued for 21 multiple family units. Through September, 1994 has seen the issuance of just three permits for multiple family units. The policies and programs of the Housing Element are intended to take advantage of the available multiple family land and provide more low income housing opportunities. Hence, multiple family construction, rehabilitation, and assistance is projected as follows:

- 1994 - 120 multiple family housing units, including
100 low or very low income units (rooms).
6 units - Lindsey project (Program #1.1)
32 units - 5525 Capistrano Ave (Program #1.3)
34 units - Carlton Hotel (Program #7.5)
5 units - Rehabilitation (Program #8.5)
10 units - 2nd units - (program #10.3)
6 bedrooms - Women's shelter (Program #10.4)

Some of these are ongoing annual needs, such as second units, rehabilitation, and the women's shelter. The policies and programs of this Element aspire to maintain the 1994 level of multiple family development. A total of approximately 100 multiple family units a year (200 new residential units a year total) is approximately a 2.2 percent annual growth rate, right in line with the trend line of 2.5 percent embodied in the Land Use Element. This also keeps the same rate of expected annual building activity as called for in the 1985 Housing Element.

If the California and local real estate market rebound, land is available for a greater number of units as called for in the Regional Housing Needs Plan (Table 22 and Appendix A). The land inventory shows potential for a much greater number of units than those anticipated above. The above anticipated need is a reasonable projection based on recent permit activity. Again, the State realizes that the quantified objectives need not be identical to the projected housing needs, because these needs may exceed available resources.

Program Goal: 200 new residential units per year

Responsible Agencies: Community Development Department, Planning Commission, and City Council.

Target Date: Ongoing

Source of Funds: Non-profit organizations, private developers, state/federal grants.

2. HOME OWNERSHIP

It has become impossible for many people to become homeowners. The costs of owning a home throughout California increased much faster than average incomes during the 1980s. Most home purchases are limited to the higher income households or previous homeowners who have substantial equity from a previous home sale. The City has achieved many of the goals set forth in the 1985 Element and identified the following future goals for providing home ownership opportunities.

Achievements - 1985 Housing Element Goals

- * The adoption of Ordinance 222 in 1991 establishing development standards for single family small lot subdivisions. This Ordinance allows smaller lot sizes, reduced setbacks, and other modifications to the development standards of the underlying zoning district.
- * Construction of 1,108 single family dwellings 1985-1993.
- * Creation of 240 air space condominiums 1985-1993.
- * Creation of 171 parcels (small lot subdivisions) through the Planned Development Overlay (PD) process.
- * Approval of the Biaggini project; a 42-unit small lot subdivision comprised of prefabricated dwellings and intended for moderate income households. (Project is nearing completion as of September, 1993.) This project also helps meet the housing goals below in sub-Sections #1, 6, 7, and 10.

- * Adoption of a Resolution (September, 1993) to participate in the Mortgage Credit Certificate program which provides qualified first-time home buyers with federal income tax credit.

Policies

- (a) Promote the development and construction of new housing units for low and moderate income persons, including the 25 percent density bonus.
- (b) Promote and encourage the development and construction of new housing units for first time homebuyers.
- (c) Continue the housing policy which permits factory built housing such as modular or mobile homes to be approved as standard housing stock.
- (d) Continue to encourage and approve condominium conversions, in conformance with the City's Condominium Conversion Ordinance, as a more affordable housing alternative.
- (e) Continue to encourage, where suitable, Planned Development Overlay zones (PD), particularly the PD7 zone of small lot subdivisions, for single family ownership.
- (f) Continue to work with non-profit agencies, such as the San Luis Obispo Housing Authority and Peoples' Self-Help Housing, to construct new units or convert existing units for low-and-moderate income families.

Programs

- 2.1 Process and hold public hearings on the Lindsey project; a 25 unit small lot subdivision for home ownership. (Project is being reviewed as of September, 1993 and includes a request for a 25 percent density bonus).

Program Goal: 19 moderate and 6 low income units

Target Date: Mid-1994

Responsible Agencies: Community Development Department, Planning Commission, and City Council.

Source of Funds: Private developer.

- 2.2 Begin participation in the Mortgage Credit Certificate program to assist first-time home buyers.

Program Goal: 10-20 units assisted per year

Target Date: Ongoing

Responsible Agencies: San Luis Obispo Housing Authority, City of Atascadero

Source of Funds: California Debt Limit Allocation Committee

- 2.3 Support the efforts of the San Luis Obispo Housing Authority to obtain 32 units (out of an existing 44 unit condominium project) for home ownership by low income families.

Program Goal: 32 low income units

Target Date: 1994

Responsible Agencies: San Luis Obispo Housing Authority

Source of Funds: San Luis Obispo Housing Authority, CDBG (HUD)

3. RENTAL UNITS

In the 1980s, rents in the City increased steadily. Approximately 60 percent of total renters are paying 25 percent or greater of their household income for rent, while 38 percent spend 35 or more percent of their income on rent. (By contrast, in 1980, 20 percent of renters paid 25 percent or more of their income on rent.) Over the last few years, rent rates have stabilized, if not decreased, due to a larger number of available rentals. As Table 20 shows, Atascadero's monthly median rent of \$533 is less than that of the County and substantially below the statewide median of \$620 a month.

Many factors such as high construction costs, the idea that rental properties are a poor investment, and the popularity of condominium units has contributed to a historic low vacancy rate and increased the pressure on existing rentals to supply all rental demand. The City has achieved many of the goals set forth in the 1985 Element to combat these conceptions and has identified the following future goals to sustain an adequate rental housing market.

Achievements - 1985 Housing Element Goals

- * Adoption of a Condominium Conversion Ordinance (Ordinance 230) in 1991. This Ordinance virtually guarantees that multiple family projects constructed prior to 1987 will remain as rental units. Prior to 1987, 2,746 multiple family units were constructed.
- * Construction of 971 multiple family dwellings 1985-1993.

- * Approval of the Shahan project in 1986: a 36-unit multiple family project, including a 25 percent density bonus for low income tenants.
- * Adoption in 1990 of the Downtown Master Plan which increases residential opportunities by encouraging mixed use development (second floor residential over first floor commercial).

Policies

- (a) Continue regulation of condominium conversions to ensure that the supply of low and moderate rental housing is not significantly decreased.
- (b) Continue to process and approve multiple family projects in conformance with the City's density and development standards, modifying them when appropriate.
- (c) Continue to utilize the 25 percent density bonus for low moderate income housing.

Programs

- 3.1 Coordinate with non-profit housing agencies, such as People's Self-Help Housing and the San Luis Obispo Housing Authority, to assist in the development of low income rental housing.
- 3.2 Coordinate with agencies which address rental housing, such as Housing and Urban Development and Farmers Home Loan in order to be informed on housing assistance available and appropriate to Atascadero.
- 3.3 Encourage developers to pursue, with such agencies as the California Housing Finance Agency and Housing and Urban Development to obtain loans for the development of new rental and multi-family housing for low income households.

Responsible Agencies: Community Development Department, Planning Commission, and City Council.

Target Date: Ongoing

Source of Funds: Non-profit organizations, federal/state grants.

NOTE: Specific programs for housing assistance are addressed in Section 11.

4. NONGOVERNMENTAL CONSTRAINTS

Financing, construction, land, and development are the major components of housing production costs. Increases in production costs are generally passed onto the consumer in the form of higher prices for new homes, as well as rental units.

Construction costs have decreased dramatically from 1949 to 1985 according to the California Housing Task Force and the Construction Industry Research Board (69% to 48%). The cost of land, on the other hand, has increased sharply (11% to 26%). Land costs may be a larger portion that this figure for new housing, especially in cases where there is shortage of buildable land, strong competition for available land, or widespread speculation.

Construction financing has increased also, comprising some 6 to 10% of the finished cost of a house. Probably the largest percentage increase during the 1980s was in the levying of development fees, as local jurisdictions tried to make up the lost property tax income of Proposition 13.

Local developers confirmed the fact that these state figures are remarkably similar to construction costs in Atascadero. Financing is generally available to qualified borrowers in Atascadero. The following cost breakdowns were provided by a local architect/developer:

Land	\$85,000
Construction (Building)	\$110,000
Construction (Site)	\$10,000
Permits/Fees	\$8,000
Loan Costs (Origination)	\$2,796
Loan Costs	<u>\$16,400</u>
Total Development	\$232,196
Profit	<u>\$23,219</u>
Total	\$255,415

2,000 square foot, 3-bedroom, 2-car garage, one acre lot, no sewer, all other utilities available. Lot is relatively level with no unusual site development constraints.

Land	\$95,000
Construction (Building)	\$396,000
Construction (Site)	\$20,000
Permits/Fees	\$28,800
Loan Costs (Origination)	\$6,550
Loan Costs	<u>\$20,761</u>

Total Development	\$567,111
Profit	<u>\$56,711</u>
Total	\$628,822

6 two-bedroom rentals, 1,200 square feet w/one-car garage each, one-half acre lot level with sewer and all utilities.

The natural topography of Atascadero also presents a formidable nongovernmental constraint. The interior coastal valley of Atascadero is characterized by the gently to steeply rolling hills of an oak woodland. Lowland level areas, distinguished by sycamores, bay laurel, and riparian vegetation, lie adjacent to Atascadero Creek, Graves Creek, and the Salinas River. Wildlife is abundant in this setting, as well as the desire to keep domesticated animals.

The City's General Plan policies respect the natural environment and historic pattern of development. These natural and historic traits dictate that higher density development be located near the urban core, with lower density development being appropriate for the outlying suburban areas.

Policies

- (a) Encourage interplay between the lending institutions, real estate profession, development community, and the City to better understand and address nongovernmental constraints.
- (b) Continue to monitor and evaluate development standards and advances in method of housing construction to lower development costs where feasible.

Program

- 4.1 Address the impact of future economic and employment growth on housing needs in a formalized setting, such as the Economic Round table.

Responsible Agencies: Community Development Department, Planning Commission, City Council, Economic Round Table.

Target Date: Ongoing

5. GOVERNMENTAL CONSTRAINTS

The cost to a developer of holding property while securing permits is an expense generally recovered in the sale of the housing unit. The longer and more expensive

this process is, increased housing costs or decreased housing production may result. Excessive standards and fees increase the cost of development which is ultimately passed on to the consumer, frustrating the goal of providing affordable housing. The City's development fee schedule is attached as Appendix C. The following chart shows the City's development standards, such as parking, setbacks, height of buildings, etc.

Residential Category	Open space/ Landscaping	Setbacks	Parking	Height
<u>Single Family</u>	None Required	Front-25ft Side - 5ft Rear -10ft	2 spaces per unit (1 if site is < 4,000 sq. ft.)	30ft
<u>Multiple Family</u>	300 sq. ft. per unit	Same as above (10ft between units)	1.5 spaces per 1br. unit 2 spaces per 2br. unit 0.5 space per each add't br. Guest = 1 space per 5 units	30ft

- (1) The City does not have a required minimum unit size.
- (2) Density and minimum lot size standards are discussed under Land Use Characteristics.

The City has adopted the following procedures, policies, and programs for removing unnecessary governmental constraints on the development of housing.

Land use controls in the City can be modified from the normal development standards for special housing projects. The primary method to do this is the Planned Development (PD) Overlay zone, discussed in issue #1. The PD Overlay can, and has, been used to reduce setbacks, allow zero lot line development, and decrease

required amenities, when it is found that the modified project will further housing objectives, without adversely affecting the residents of the project or the neighborhood. The most common and effective standard to modify through the PD process is minimum lot size. All of the PD lots cited in issue # 1 were a smaller lot size than the underlying zoning would normally allow. The best example of this is the Biaggini project (listed as an achievement under Home Ownership); a 42-unit small lot subdivision, including zero lot line, comprised of prefabricated dwellings.

Another effective site development standard to relax is required parking, especially for senior projects. The City has done this several times, most recently the conversion of the Empire Inn motel into senior units (see Special Needs #10.)

The City also carefully considers requests for changes in land use designations which would result in increased housing opportunities. The most recent action was the rezoning of the Ferrocarrill industrial property to single family residential (see achievement under #7.)

As in land use, the City's street improvements are also dictated by the historical Colony layout. Street rights-of-way were laid out in the original subdivision, typically 40 feet wide. Most local residential streets have been developed to a 20 foot paved section within the right-of-way, resulting in most new single family residential development needing only a driveway encroachment. New single family subdivisions and unimproved Colony roads are to be improved to current road standards, ranging from 20 feet wide for rural roads up to full right-of-way development, including drainage facilities, for local and collector roads. Common trenching is encouraged where appropriate. Curb, gutter, and sidewalk along the property frontage are required in high density multiple family zones; low density multiple family zones may need this level of frontage improvements if the site and area characteristics warrant it. Curb, gutter, and sidewalk are not required in any single family zone; in fact, they directly contradict the City's proclaimed rural lifestyle.

The City's improvement requirements are flexible enough to recognize special circumstances. Required street widths, as well as the width and form of curb, gutter, and sidewalks, has been modified numerous times during plan review in Atascadero. Granted, these modifications are typically done to respect the City's topography and natural environment, however, actions such as allowing

rolled asphalt berms, as opposed to concrete curb and gutter, also lessen development costs.

Atascadero employs and enforces the Uniform Building Code to ensure safe construction practices. Enforcement of building codes is conducted on a complaint basis, unless immediate health or safety matters are involved. Displacement of existing residents is the last alternative.

Atascadero has undergone several revisions to its fee schedule since 1985. The current fee schedule is attached in Appendix C. Surveys have been, and will continue to be, conducted to ensure that the City's development fees are in line with those of other similar jurisdictions.

Atascadero strives to maintain the following turn-around times for processing of residential approvals:

- 10 to 12 working days for building permit plan check of single family residences - Re-checks will be processed within 5 to 10 working days.

- 15 working days for building permit plan check of multiple family projects - Re-checks will be processed within 8 to 15 working days.

- 4 weeks for Precise Plan review and approval of single family hillside development.

- 6 to 8 weeks for Precise Plan review and approval of multiple family projects. (Precise Plans are approved at an administrative level.)

- 6 to 8 weeks for Conditional Use Permits review and approval for residential projects of 12 units or greater. (Conditional Use Permits (CUPs) are decided at the Planning Commission level.)

- 6 to 10 weeks for review and approval of residential subdivisions. (Parcel and Tract Maps are a two-step process; a public hearing before the Planning Commission and final approval by the City Council on Consent Calendar.)

The average time between submittal of an application and issuance of a building permit is typically 6 weeks for a single family residence and 8 weeks for a multiple family project. Approximately half this time is normally used by the developer in plan preparation.

The City does not have a Design Review Commission, but ensures that multiple family developments are consistent with the Appearance Review Guidelines. Conformance with these Guidelines is a required Finding for project approval by whichever body is making the decision; i.e., staff, Planning Commission, or City Council. Single family development is exempt from architectural review. The city's streamlined architectural review process is certainly a benefit to developers and homeowners.

Other forms of project review that may affect residential development, such as General Plan Amendments or environmental determinations are decided in conformance with (usually much faster than) the timelines established by the Permit Streamlining Act, CEQA, and other laws.

Achievements - 1985 Housing Element Goals

- * In 1991, the Community Development Department prepared handout materials for each application process. These brochures encourage pre-application conferences with staff in an attempt to uncover any major problems early in the process.
- * In 1992, the Community Development Department changed its procedures to allow submittal of building permit applications during the appeal period for administrative approvals. This has saved applicants up to three weeks processing time for single family residences where grading is proposed on slopes of over 10 percent and small multiple family projects.

Policies

- (a) Government review of housing projects shall be handled in as timely a manner as possible, while still maintaining adequate public involvement and fulfilling the appropriate requirements of local and state laws.
- (b) Provide flexibility in development standards as a means to lower overall costs of low and moderate income housing units. Minor modifications may be approved through an Adjustment procedure, while more substantial changes can be approved by the Planning Commission through a CUP.

Programs

- 5.1 Continue to consolidate all actions relating to a specific project on the same Council or Commission agenda.

5.2 Continue to review and revise local review procedures and standards to streamline the process and maintain reasonable development guidelines. In 1994, the City will consider the following actions:

1. Consider revising the handicapped parking standards for small multiple family developments to better reflect the handicapped accessibility standards of the UBC.
2. Consider revising the septic system limitations for residential accessory buildings (second units) to allow a separate system if engineering and topographical factors are acceptable.
3. Consider allowing Class C roofing materials or better for residential additions or renovations.

5.3 Continue to evaluate the fee schedule to ensure that the assessment of fees is equitable and justifiable.

5.4 The City will prepare and review an annual status report, including progress in meeting its regional housing needs, and forward a copy to HCD by October 1, annually.

Responsible Agencies: Community Development Department, Planning Commission, and City Council.

Target Date: Ongoing

6. AVAILABILITY OF PUBLIC SERVICES

Housing requires a variety of services and facilities, including police and fire protection, schools, streets, sewage treatment, and water. Provision of such services for increased housing demand is often difficult, because of the limitation of financial and natural resources. The extension of public services must be coordinated with the Land Use Element to ensure an orderly pattern of development. An adequate sewer system is particularly important in Atascadero because much of the area's soil has low septic suitability.

Sewer service is provided within the Urban Services Line (USL). Approximately 60 percent of the USL is currently improved with sewer facilities. The USL encompasses 5.7 square miles, with 3,264 dwellings, or 41 percent of the population, being served by City sewer. The sewer

treatment plant was designed to handle 1.4 million gallons per day (mgd) and can be expanded to approximately 2 million mgd relatively easily. The average peak weather flow is 1.1 mgd with a peak flow of 1.75 mgd. Generally, the capacity of the sewer treatment plant is not a constraint on development of housing within the USL.

A majority of the residential land area of the City will continue to be served by private sewage disposal. The pre-subdivided nature of Atascadero, along with the hilly terrain, drainage patterns, and the large area of existing residential development currently being served by septic tanks, dictates that substantial sewer extension outside the USL is not feasible. This is an inherent constraint on development of high density housing outside the USL. Percolation tests are required as part of a building permit application and with a subdivision application for creation of new lots.

Water is supplied within the City by the Atascadero Mutual Water Company. The main source of water is the Paso Robles Groundwater Basin. Withdrawals are presently approaching the safe annual yield, yet reserves are adequate to allow for reasonable growth as envisioned by the Land Use Plan. With one exception (a portion of Eagle Ranch), all lot owners within the Colony own shares of company stock and are entitled to water provision. Water service is available throughout the City limits. The Water Company has implemented conservation programs and is considering participation in several dam projects, and Lake Nacimiento Water, to ensure an adequate future supply.

School services are provided by the Atascadero Unified School District. This school district serves a much wider area than the City limits of Atascadero. Schools within Atascadero are currently exceeding capacity. Within ten years, using the population projections of section B, it is predicted that four new elementary schools, one additional junior high, and a new high school site will be needed. This impending school shortage caused the City to certify the Environmental Impact Report (EIR) prepared in conjunction with its Land Use Element Update with schools listed as an significant unavoidable adverse impact. This necessitated a Statement of Overriding Consideration to be adopted and is another substantial constraint on residential development in excess of the carrying capacity of the community. In this day of shrinking budgets and voter unrest in public school funding, accommodating the ten year need cited above will be very difficult.

Public utilities, such as natural gas, electricity, and telephone are generally available throughout the City and are not expected to experience a shortage in service levels.

Policies

- (a) Coordinate the extension of public services with the Land Use Plan to ensure an orderly pattern of growth.
- (b) Engage in capital project planning to ensure adequate public services for housing projects.
- (c) Use the concept of a "specific plan" as a tool to evaluate alternative development scenarios, especially in the south Atascadero area.

Programs

- 6.1 Expand, where necessary and feasible, sewer services, to allow for the development of all residential properties with sewer within the Urban Services Line.
- 6.2 Consider extending the Urban Services Line for higher density residential in the south Atascadero Specific Planning Area.
- 6.3 Consider establishing a north El Camino Real Specific Plan area, focusing on El Camino Real to the Salinas River from just north of San Anselmo Road to the northerly boundary of the City.

Responsible Agencies: Community Development Department, Planning Commission, City Council

Target Date: Ongoing

7. COMPETITION FOR AVAILABLE LAND

Residential and nonresidential land uses compete for land with the nonresidential uses having an economic advantage.

Achievement - 1985 Housing Element Goals

- * Rezoning of 43 existing parcels (approximately 50 acres) from Industrial to Residential Suburban. This action was accomplished as part of the 1992 Land Use Update and immediately makes 43 additional parcels available for single family development.

Policies

- (a) Promote new residential development within areas currently designated for development under policies of the Land Use Element.
- (b) The City will encourage "infill" and intensification of land which is suited to meet housing needs within the Urban Services Line.
- (c) Encourage the use of existing vacant parcels zoned for residential use for new housing.
- (d) Maintain flexibility in zoning standards which provide for housing of various densities and in different zones.
- (e) Consider adoption of a second residential ordinance after appropriate environmental review to allow second units in compatible neighborhoods.
(See Special Needs Section #11 for more discussion of second units.)
- (f) The City will continue to allow for mixed residential and commercial development per the Downtown Master Plan.
- (g) The City will also consider revising the Zoning Ordinance to allow mixed residential and commercial projects outside the downtown area.

Programs

- 7.1 Zoning applications shall be consistent with these policies.
- 7.2 The impact of general plan amendments and zone changes on the availability of housing will be evaluated by the Planning Commission and City Council.

Target Date: Ongoing

Responsible Agencies: Community Development Department, Planning Commission, City Council

- 7.3 Consider adoption of a second residential ordinance to allow second units subject to certain development standards in compatible neighborhoods.
(see policy 10.3 for program specifics)

- 7.4 Consider establishment of a new zoning designation (RSF-W) to allow a minimum lot size of 10,000 square feet for single family homes within the sewered area when compatible with residential neighborhoods.

Target Date: 1994

Responsible Agencies: Community Development Department, Planning Commission, and City Council

- 7.5 Encourage and support the Carlton Hotel project; a remodel of a historic hotel in downtown Atascadero into a mixed commercial/residential project. The residential portion of the project consists of 34 single room occupancy units (SROs). The SROs are proposed in a mixture of one-bedroom and studio units, all geared toward low income elderly tenants.

(Note: The Carlton Hotel SRO remodel serves as a elderly housing project and should supplement the programs under Issue #10 (Special Housing Needs.)

Program Goal: 34 very low income units

Target Date: 1994

Responsible Agencies: Community Development Department, Planning Commission, City Council

Source of Funds: City of Atascadero, CDBG (HUD), private developer.

8. HOUSING MAINTENANCE AND CONSERVATION

Existing housing should be preserved, and rehabilitated to current building standards. There have been complaints in the City about people living in structures not suitable for human occupancy. Unless neighbors or tenants complain, most substandard housing conditions go undetected.

Policies

- (a) Encourage conservation and preservation of neighborhoods and sound housing stock.
- (b) Encourage the maintenance and repair of existing owner-occupied and rental housing to prevent deterioration of housing in the City.
- (c) Encourage the rehabilitation of substandard and deteriorating housing through code enforcement and compliance efforts.

- (d) Encourage the conservation and preservation of houses and neighborhoods of historical and architectural significance.
- (e) Discourage the replacement of existing lower cost housing by newer higher cost housing , unless, (1) the lower cost units at risk can be conserved, or (2) an equal number of new units for similar lower income persons are included in the new project.

Programs

- 8.1 Continue to participate in federal grant programs, such as CDBG, for loans or deferred payment loans and partial or total grants for rehabilitation.
- 8.2 Continue to enforce Uniform Building Codes to make sure new housing stock is up to standards.
- 8.3 Continue to provide technical assistance and information to the public, when requested, on interpreting requirements of the building code for rehabilitation.

Target Date: Ongoing

Responsible Agency: Community Development Department

- 8.4 Implement the Historic Site (HS) Overlay Zone to help preserve and protect the City's historic structures and homes. (The Zoning Ordinance contains procedures and standards for the HS Overlay zone; the Overlay zone has not been mapped, and thus these provisions have not been implemented.)

Target Date: 1994/1995

Responsible Agencies: Community Development Department, Planning Commission, City Council.

- 8.5 Apply an appropriate amount of the City's annual share of HUD CDBG funds toward rehabilitation of existing housing units. (Note: Although, the housing condition survey indicated a small number of dwellings in need of structural rehabilitation, there are also existing units in need of interior rehabilitation, as evidenced by the 35 units uncovered by the Census which lack adequate plumbing - see B. #5)

Program Goal: 5 units per year

Target Date: 1994, 1995, 1996

Responsible Agencies: Community Development Department,
non-profit housing corporations

Source of Funds: CDBG (HUD)

9. ENERGY CONSERVATION

As prices of gas and electricity increase, more and more households are faced with unaffordable utility bills. If the city is to address housing needs in the future and continue to maintain affordability of planned new units, energy self-sufficiency is necessary.

Policies

- (a) Continue to make residents aware of energy saving techniques and public utility rebates available to them.
- (b) Encourage solar and other innovative energy designs when they are consistent with local and state ordinances.

Programs

- 9.1 Continue to strictly enforce the state energy standards of Title 24.
- 9.2 Continue to provide handouts on energy requirements, particularly with emphasis on remodels and additions.

Responsible Agency: Community Development Department

Target Date: Ongoing

10. SPECIAL NEEDS AND VARIETY IN HOUSING OPPORTUNITIES

The range of household types and lifestyles in Atascadero necessitates a range of housing types. This section will provide statistics on each of the special needs groups and then outline the City's past achievements and future objectives in addressing their unique housing needs.

According to the 1990 Census Summary of Social Characteristics, 3.8 percent of the working population (16 to 64 years of age) has a disability that prevents them from working; 1.5 percent of them being unable to care for themselves. Of those 65 or older, 29 percent have some form of mobility limitation, while 6.5 percent

of them can not take care of themselves. A total of 377 people in Atascadero have some form of self-care limitation (1990 Census).

As shown in Table 9, the elderly (65 and over) constitute approximately 11 percent of the City's population. Of those, 65 percent are in families, 30 percent are living single, and 5 percent reside in group quarters. Over 1,242 live in owner-occupied households, while 387 reside in renter-occupied units (1990 Census).

According to the 1990 Census, 15 percent of families in Atascadero contain five or more members, while 5 percent are comprised of six or more. Of the 950 households containing 5 or more persons, 269 are renter households (over 8 percent of all renters). Closely correlated to the special housing needs of large families is the issue of overcrowding. As summarized on page 12, a very small percentage of Atascadero's homes contain 2 or more people in one room. The rate increases to 4.8 percent for more than one person per room.

Atascadero does not contain a large number of farmworkers within its City limits, but the numbers are difficult to quantify. Much of the land surrounding Atascadero is devoted to agriculture, however, particularly given to proliferation of wineries in the North County, most of them reside in the Templeton-Paso Robles region. The need for farmworker housing in the North County was made evident at a housing needs workshop held in May, 1993 held in conjunction with preparation of the Community Housing Affordability Strategy (CHAS).

Of the 815 households with a female head (no husband present), 615 contain related children at home as shown in Table 8. The corresponding percentages of total family households for these figures are 9.6 and 7.2, respectively. This form of family has the lowest income; in fact 40 percent of the female head of households live below the poverty level.

There is no year round discernible population of homeless people in Atascadero. However, a winter shelter in a local church was provided from November, 1992 to January, 1993, with up to five people each night. Furthermore, a homeless coalition group has been formed with City Council participation. At this time, the local church effort is adequate to support the number of homeless; public facilities could be made available if the need is demonstrated. This combined community effort has ensured that there is no unmet demand for shelter of the homeless.

Achievements - 1985 Housing Element Goals

- * Approval of the Gifford project in January, 1986; a 19-unit apartment project limited to seniors 62 years and over. The approval included a 116% density bonus with the bonus units restricted to low income elderly. (Project is constructed and fully occupied as of November, 1993.)
- * Approval of a continuing care housing project (Atascadero Christian Home) in January, 1991 for elderly residents comprised of 28 "cottages" (individual units) and 69 units in a board and care facility. The site is located in a sensitive single family residential neighborhood and required special consideration from the Planning Commission. (Project is partially complete and continuing to progress toward completion as of November, 1993.)
- * Approval of a twelve unit senior citizen (Empire Inn) housing project in May, 1991. This project involved the remodel of a motel into 12 units of low income elderly housing to be administered by the San Luis Obispo Housing Authority under the auspices of the Section 8 program. Approval of the project included recognizing the special needs of the elderly by modifying the normal development standards for parking and storage. (Project is complete and fully occupied as of November, 1993.)
- * Second residential units were the focus of several hearings. The fact that this controversial issue was publicly discussed is a positive sign in light of the City's longstanding opposition to the concept. (The City made the necessary Findings under State law in 1984 to prohibit second units.) Testimony at the public hearings ran the gamut from near unanimous opposition to second units (1,200 square feet in size) from citizens living in the RS zone to a recommendation from the Planning Commission for a widespread introduction of second units. Although, the City is reluctant to regulate second units to senior citizens only, it is intended primarily as an option for the elderly and other special needs groups.
- * In 1992, the City was awarded a Planning and Technical Assistance CDBG Grant to assist the North County Women's Resource Center (NCWRC) in identifying and acquiring a permanent facility. After holding a public needs workshop, the NCWRC's activity was chosen for the grant application. On June 25, 1993 the City was notified that it had been awarded a grant in the amount of \$354,000 from the CDBG program.

Policies

- (a) Consider a wide range of housing opportunities, including manufactured housing, elderly housing, second units and any form of housing which has proven itself as a reliable housing source.
- (b) Maintain flexibility in zoning standards (use permit, planned development, and residential accessory uses) to allow variations in development standards to house special groups, such as the elderly and handicapped.
- (c) The City should cooperate with non-profit housing and social service agencies and pursue applicable grants for providing housing opportunities for special needs groups, such as the homeless and battered women.
- (d) Encourage lending institutions to back loans for innovative projects for special needs groups.
- (e) The City will ensure full compliance with the American Disabilities Act (ADA) and continue to enforce the handicapped provisions of the Uniform Building Code.
- (f) The City declares that all persons regardless of race, religion, age, sex, marital status, ancestry, national origin, or color shall have equal access to sound and affordable housing.
- (g) Encourage the development of three-bedroom units as a method to increase housing opportunities for large families.

Programs

- 10.1 Promote a housing condition in which all groups of people have an equal and fair opportunity to obtain decent housing. This program will be accomplished in the following ways:
 - 1. Educate the public and housing developers about their responsibilities under fair housing laws.
 - 2. Identify discriminatory practices in housing and help victims in obtaining legal or other assistance.
 - 3. Recognize the link between expanding housing opportunities for minorities and reducing discrimination.

4. Comply with the Civil Rights Act and other federal housing statutes to ensure participation the HUD CDBG program.

Target Date: Ongoing

Responsible Agencies: Community Development Department, Planning Commission, City Council

- 10.2 Continue to support the efforts of the Homeless Coalition and local churches in providing shelter for the homeless during the winter months. The City will consider the use of public facilities for homeless shelter if there is a proven unmet need.

Target Date: Ongoing

Responsible Agencies: City Council, Charitable and church groups

Source of Funds: Charitable and church groups

- 10.3 Consider adoption of a second residential ordinance to allow second units subject to certain development standards in compatible neighborhoods. The ordinance must respect the City's natural setting and land use pattern as envisioned by the City's Land Use Element.

Program Goal: 10/year

Target Date: June 30, 1994

Responsible Agencies: Community Development Department, Planning Commission, City Council.

- 10.4 Comply with State requirements to drawdown the awarded funds (\$354,000) to complete the acquisition and rehabilitation of the North County Women's Resource Center's Domestic Violence Shelter site and facility.

Program Goal: 6 bedroom women shelter facility

Target Date: March 1, 1994 (Release of funds)
June 30, 1995 (CDBG Closeout)

Responsible Agencies: City of Atascadero, Peoples' Self-Help Housing Corporation

Source of Funds: State Housing and Community Development CDBG

(Note: This program should be viewed as an achievement and program of the upcoming Housing Assistance section as well.)

- 10.5 Encourage a balanced mix of rental housing, particularly more three-bedroom units to house large families, by:

1. Citing this policy and program as an incentive to develop three-bedroom rentals in staff reviews and recommendations.
2. Working with low income large families to acquire Section 8 rental assistance and to participate in the Section 502 new housing construction program through People's Self-Help Housing Corporation.

Program Goal: 10 three-bedroom units a year (10 percent of multiple family goal.)

Target Date: Annually

Responsible Agencies: City of Atascadero, non-profit housing developers.

Source of Funds: Private developers, non-profit housing developers, federal grants.

11. HOUSING ASSISTANCE

NOTE: THE CITY OF ATASCADERO HAS NO HOUSING DEVELOPMENTS THAT ARE ELIGIBLE TO CHANGE TO NON-LOW-INCOME HOUSING USES DURING THE NEXT TEN YEARS DUE TO TERMINATION OF SUBSIDY CONTRACTS, MORTGAGE PREPAYMENT, OR EXPIRATION OF USE RESTRICTIONS. ONLY ONE PROJECT IN ATASCADERO IS SUBJECT TO LOSS OF ASSISTANCE BY THE YEAR 2008. THIS PROJECT, THE 22-UNIT ATASCADERO VILLAGE LOCATED AT 9905 EL CAMINO REAL, IS SECTION 221(D)(4) AND NOT AT RISK OF CONVERSION, NOR INCLUDED IN PROJECTS REQUIRED TO BE INVENTORIED IN THE HOUSING ELEMENT.

Housing assistance comes from a variety of federal, state and local laws which attempt to provide housing for low income households, the handicapped and elderly. Most often it is in the form of direct rental subsidies or the operation and maintenance of apartment buildings. It is difficult to determine the exact number of those needing rental assistance, but according to the 1990 Census, there were 190 households with an income of \$5,000 or less and a total of 834 families with an income of \$10,000 or less in the City. According to the San Luis Obispo Housing Authority, as of October 1, 1993, there were 164 units receiving rental assistance in Atascadero under the Section 8 program, with 154 families on the waiting list.

Achievements - 1985 Housing Element Goals

- * In March, 1993, the City was notified that the cities of San Luis Obispo-Atascadero-Paso Robles were designated by the federal government as "entitlement cities" in the CDBG program. In May, 1993, the City Council adopted a

Resolution of Intent to participate in the "urban county" strategy for the CDBG; a cooperative approach between the County of San Luis Obispo and various cities within. The "urban county" option for the grant application was ratified the County Board of Supervisors (including city participation agreements) on July 27, 1993.

- * In September, 1993 the City adopted a Resolution to participate in the Mortgage Credit Certificate program. This program provides qualified homebuyers with federal income tax credits, up to a maximum of 20 percent of the annual mortgage interest.

Policies

- (a) Encourage the rental assistance effort, including participating in available Federal and State housing assistance programs.
- (b) Continue to participate in the federal (HUD) CDBG entitlement program.
- (c) Consider applying, if eligible, for Home Investment Partnerships Program (HOME) funds through the State Department of Housing and Community Development.
- (d) Consider activating the City's Redevelopment Agency. (State law requires that 20 percent of tax increment funds be targeted toward low-and-moderate income housing.
- (e) New construction of additional assisted housing should be of high priority.
- (f) Existing housing should also be made available to provide additional housing assistance.
- (g) The people who need housing assistance the most should be given the first available choice.
- (h) Seek to participate in housing assistance programs such as People's Self-Help Housing for new housing.
- (i) Encourage and support expanding the role of the SLO Housing Authority in Atascadero.
- (j) Coordinate with agencies such as Housing and Urban Development (HUD) and Farmers Home Loan in order to be informed on housing assistance available and appropriate to Atascadero.

Programs

- 11.1 Begin participation in the Mortgage Credit Certificate program to provide federal income tax credit to qualified home buyers.
(This program is also cited under Home Ownership)

Program Goal: 10-20 units assisted a year

Target Date: Ongoing

Responsible Agencies: San Luis Obispo Housing Authority

Source of Funds: California Debt Limit Allocation Committee

- 11.2 Target the City's share (approximately \$207,000 annually) of the federal CDBG entitlement program toward meeting the low income housing needs of the community. Priorities are the rehabilitation of existing housing, economic development/infrastructure improvements, downpayment assistance, land acquisition, and special needs housing for the elderly. (These housing needs may change as community needs dictate.)

Target Date: 1994, 1995, 1996

Responsible Agencies: Community Development Department, Planning Commission, City Council

Source of Funds: Housing and Urban Development (HUD)

F. PUBLIC PARTICIPATION

Two workshops have been held at the Planning Commission to gather public input for inclusion into the Housing Element. An initial hearing was held in June, 1992 with an updated session following in May, 1993. Additionally, a housing needs workshop was also held in May, 1993 as part of the Community Housing Affordability Strategy (CHAS) of the HUD CDBG program. These three public workshops were all conducted prior to formal public hearings in a diligent effort to achieve the participation of all economic segments in the development of the Housing Element. On December 7, 1993 the Planning Commission held the first public hearing on the Draft Housing Element. On February 15, 1994, the Commission considered the final Draft, including the response to comments from the State Department of Housing and Community Development (HCD). On March 8, 1994, the Housing Element was unanimously adopted by the City Council.

City of Atascadero
Housing Element

Appendix A

Regional Housing Needs Plan

REGIONAL HOUSING NEEDS PLAN FOR THE SAN LUIS OBISPO COUNTY REGION

Adopted November 6, 1991

By the San Luis Obispo Area Coordinating Council

SUMMARY

This housing needs plan for the San Luis Obispo County region has been prepared by the San Luis Obispo Area Coordinating Council (SLOACC), which is the region's council of governments, pursuant to the requirements of Section 65584 of the California Government Code.

Since 1981, state law has required councils of governments to prepare plans which identify each city or county's share of the region's projected housing needs over the five-year time frame of the housing element. The intent of this mandate is to ensure that each community plans for the housing needs of not just its current residents, but also for households that might be expected to live there were a variety of housing choices appropriate to their needs available.

State housing element law, Section 65583 of the California Government Code, requires that housing elements incorporate the housing needs identified for a jurisdiction by the regional housing needs plan adopted by the council of governments and approved by the state. The deadline for the jurisdictions within the San Luis Obispo County region to revise their housing elements to incorporate their respective shares of housing needs identified in this plan is July 1, 1992, pursuant to Section 65588 of the California Government Code.

The housing element must also include a five-year program of quantified objectives for development and maintenance of housing. The housing objectives need not be identical to the housing needs, since those needs may exceed a community's available resources and ability to satisfy the need through its general plan. Under such circumstances, the quantified objectives should establish the maximum number of housing units that can be provided during the five-year period.

The income groups used in this plan correspond to the definitions established in the California Health and Safety Code (HSC) as follows: Moderate income = 120% of county median income per HSC Section 50093; Low income = 80% of county median per HSC Section 50105; Very low income = 50% of county median per HSC Section 50079.5.

Upon adoption of this plan by the SLOACC, the state Department of Housing and Community Development (HCD) shall review the plan and determine whether it is consistent with statewide housing needs. HCD may revise the plan as a result of this determination. Subsequently, each city and the county may propose to revise their share of the regional housing needs. A description of the methodology used to prepare this plan is attached to it as Appendix A. The procedure and time frames for such proposed revisions is established by Section 65584 of the California Government Code, a copy of which is attached hereto as Appendix B.

ESTIMATED HOUSEHOLDS BY INCOME GROUP 1/1/91 TO 7/1/97

JURISDICTION	INCOME GROUP	1/1/91		7/1/97		1/1/91 TO 7/1/97	
		NUMBER	(%)	NUMBER	(%)	NUMBER	(%)
Arroyo Grande	Very Low	1,278	22	1,581	23	303	33
	Other Lower	814	14	996	15	182	19
	Moderate	1,220	21	1,446	21	226	24
	Above Moderate	2,500	43	2,720	40	220	24
	Total	5,812	100	6,743	100	931	100
Atascadero	Very Low	1,626	19	2,246	22	620	37
	Other Lower	1,113	13	1,461	14	348	21
	Moderate	1,797	21	2,194	21	397	24
	Above Moderate	4,023	47	4,331	42	308	18
	Total	8,559	100	10,232	100	1,673	100
Grover City	Very Low	1,474	32	1,494	28	20	3
	Other Lower	875	19	907	17	32	5
	Moderate	1,059	23	1,178	22	119	18
	Above Moderate	1,197	26	1,672	32	475	74
	Total	4,605	100	5,251	100	646	100
Morro Bay	Very Low	1,498	33	1,498	29	0	0
	Other Lower	771	17	842	16	71	11
	Moderate	908	20	1,084	21	176	28
	Above Moderate	1,361	30	1,751	34	390	61
	Total	4,538	100	5,175	100	637	100
Paso Robles	Very Low	1,722	24	2,368	24	646	26
	Other Lower	1,292	18	1,625	17	333	13
	Moderate	1,507	21	2,076	21	569	23
	Above Moderate	2,656	37	3,615	37	959	38
	Total	7,177	100	9,684	100	2,507	100
Pismo Beach	Very Low	1,128	30	1,186	27	58	10
	Other Lower	677	18	725	17	48	9
	Moderate	902	24	991	23	89	16
	Above Moderate	1,052	28	1,419	33	367	65
	Total	3,759	100	4,321	100	562	100
San Luis Obispo	Very Low	5,318	31	6,538	30	1,220	26
	Other Lower	3,088	18	3,839	18	751	16
	Moderate	2,916	17	3,901	18	985	21
	Above Moderate	5,833	34	7,568	34	1,735	37
	Total	17,155	100	21,846	100	4,691	100
Unincorporated County	Very Low	6,890	23	8,705	24	1,815	28
	Other Lower	5,093	17	5,917	16	824	13
	Moderate	6,291	21	7,794	22	1,503	24
	Above Moderate	11,683	39	13,932	38	2,249	35
	Total	29,957	100	36,348	100	6,391	100
Entire County (Region)	Very Low	21,206	26	25,896	26	4,690	26
	Other Lower	13,050	16	15,936	16	2,886	16
	Moderate	17,128	21	20,916	21	3,788	21
	Above Moderate	30,178	37	36,852	37	6,674	37
	Total	81,502	100	99,600	100	18,038	100

The following table summarizes the surplus or shortfall of existing housing units for each jurisdiction on January 1, 1991, based on 1990 census data and the methodology provided in the publication entitled Developing A Regional Housing Needs Plan, July 1988, Department of Housing and Community Development. These existing needs estimates account for normal vacancy rates and actual vacant units not available for rent or sale.

EXISTING NEEDS: 1/1/91

JURISDICTION	HOUSEHOLDS	VACANT NOT AVAILABLE	NEEDED UNITS	EXISTING UNITS	UNMET NEED BALANCE
Arroyo Grande	5,812	0.025	6,190	6,111	79
Atascadero	8,559	0.020	9,070	8,973	97
Grover City	4,605	0.051	5,039	5,001	38
Morro Bay	4,538	0.157	5,590	5,760	-170
Paso Robles	7,177	0.029	7,676	7,848	-172
Pismo Beach	3,759	0.117	4,420	4,631	-211
San Luis Obispo	17,155	0.022	18,215	18,090	125
Unincorporated	29,957	0.114	35,109	35,209	-100
Entire Region	81,562	0.073	91,309	91,623	-314

The following table summarizes the new housing construction needs for the entire San Luis Obispo County region and each jurisdiction within the region. The methodology used to project the needs is described in the attached Appendix A.

NEW HOUSING CONSTRUCTION NEEDS: 1/1/91 to 7/1/97

JURISDICTION	1/1/91 VACANCY NEED	7/1/97 ADDED HOUSEHOLDS	7/1/97 VACANCY NEED	TOTAL NEED
Arroyo Grande	79	931	65	1,075
Atascadero	97	1,673	108	1,878
Grover City	38	646	65	749
Morro Bay	-170	637	155	622
Paso Robles	-172	2,507	186	2,521
Pismo Beach	-211	562	104	455
San Luis Obispo	125	4,691	312	5,128
Unincorporated	-100	6,391	1,161	7,452
Entire Region	-314	18,038	2,156	19,880

The following table identifies the amount of housing needed to replace housing units removed from the housing stock through demolition or conversion to non-residential uses.

ADDING ESTIMATED MARKET REMOVALS

JURISDICTION	HOUSING NEED	MARKET REMOVALS	BASIC CONSTRUCTION NEED
Arroyo Grande	1,075	46	1,121
Atascadero	1,878	67	1,945
Grover City	749	37	786
Morro Bay	622	43	665
Paso Robles	2,521	59	2,580
Pismo Beach	455	35	490
San Luis Obispo	5,128	136	5,264
Unincorporated	7,452	264	7,716
Entire Region	19,880	687	20,567

APPENDIX A

METHODOLOGY FOR PREPARATION OF THE SAN LUIS OBISPO COUNTY REGIONAL HOUSING NEEDS PLAN

November 6, 1991

SUMMARY

California Government Code Section 65584 allows consideration of the following factors during the process of allocating housing needs to individual jurisdictions:

1. Market demand for housing
2. Employment opportunities
3. Availability of suitable sites
4. Availability of public services
5. Commuting patterns
6. Type and tenure of housing need
7. Loss of assisted housing units
8. Housing needs of farmworkers

The local council of governments has the discretion to determine which of the permitted factors are relevant for consideration. This housing needs allocation plan incorporates discussions of the factors as separate steps, a few of which have been determined not to be relevant for the reasons stated.

1. Market demand for housing

This factor involves past trends and projected housing consumer behavior. Trends in new housing construction, sales, rental absorption, and sales prices and rents have been reviewed to identify data which is both available and relevant.

Jurisdictions without restrictive ordinances during the 1980's exhibited development trends which may be assumed to reflect market demand for housing in those communities, although some distortion may have occurred because of demand deflected from other communities with restrictive ordinances. The following jurisdictions were assumed to exhibit relatively unrestricted market trends during the 1980's, and their growth trends are shown in terms of the average annual increase in housing units:

Jurisdiction	Units in 1980	Units in 1990	Average Annual Increase
Arroyo Grande	4,602	6,027	142
Atascadero	6,345	8,830	248
Grover City	3,930	4,918	99
Paso Robles	3,991	7,536	354
Unincorporated	24,764	34,391	963

It may also be reasonable to assume that, absent governmental or other constraints, these trends would continue over the next several years.

Therefore, as the initial step in this allocation procedure, these trends have been projected to the July 1, 1997, horizon of this plan as follows:

Jurisdiction	Projected Market Demand for Housing ¹
Arroyo Grande	923
Atascadero	1,612
Grover City	643
Paso Robles	2,301
Unincorporated	6,260
Note 1: Demand = average annual increase x 6.5 years for 1/1/91 to 7/1/97	

The above estimates of demand for additional housing represent only the first step in this procedure, and may be subject to modifications in later steps.

2. Employment opportunities and commuting patterns

Employment opportunities and commuting patterns have been combined as one category for consideration, as they both relate to the locations of jobs and housing for employees.

Employment data by jurisdiction is very limited, since the applicable 1990 census data is not yet available. However, 1980 census data and 1987 employment data from the Employment Development Department for subregions of the county can be used.

Very rough estimates of job growth trends in four subregions of the county can be prepared in a manner similar to that used in step 1 above for housing demand. The average annual increase in jobs for each subregion has been multiplied by 6.5 years to project job growth. No projection is shown for the north coast subregion, as the data would have established a trend of rapid decline in jobs, and therefore the data for this area may be deemed not to reflect a trend that should be projected into the future. The trends of job growth are shown below:

Subregion	1980 Jobs	1987 Jobs	Average Annual Change	Projected Change from 1/1/91 to 7/1/97
NORTH COAST: Morro Bay, Los Osos, Cayucos, Cambria, Rural	8,050	5,156	-413	-
NORTH COUNTY: Atascadero, Paso Robles, San Miguel, Santa Margarita, Shandon, Templeton, Rural	12,990	13,342	50	325
CENTRAL COUNTY: San Luis Obispo, Los Ranchos/Edna, Rural	26,060	33,319	1,037	6,740
SOUTH COUNTY: Arroyo Grande, Grover City, Pismo Beach, Avila, Oceano, Nipomo, Rural	8,280	10,844	366	2,379

Any analysis of the relationship of housing and employment locations should begin with the City of San Luis Obispo, since it has been the historic economic center of the county.

During the 1980's, the City of San Luis Obispo was the location of half of the jobs in the entire county and one quarter of the housing stock. Thus, it is apparent that many people must be commuting into this city to work each day. Census data indicates that in 1980 at least 11,000 people commuted from other communities to work in the City of San Luis Obispo or nearby (the airport area, the Mens Colony prison, Cal Poly or Cuesta College). By 1987 this number had increased to more than 15,000.

These commuters live primarily in communities that are within a 10 to 20 minute drive, including Atascadero, Santa Margarita, Cayucos, Morro Bay, Los Osos, Pismo Beach, Grover City, Arroyo Grande and Oceano. A smaller number commute from as far as Paso Robles, Cambria, Nipomo and Santa Maria.

San Luis Obispo's role as a regional employment center is expected to continue, although employment growth is expected to be deflected to other communities due to water and sewage disposal service limitations in San Luis Obispo. Most notably, Paso Robles may become a secondary employment center because of an ample and less costly supply of commercial land, adequate public services, ready access to major transportation facilities, and because the city has been actively seeking commercial development.

As job growth occurs in the north county and south county subregions, housing in those areas will be increasingly needed for local employees rather than for people employed in San Luis Obispo.

Communities in the north coast subregion are unlikely to experience significant job growth in the next several years, due to limited services and a limited supply of commercially zoned land. Therefore, the amount of housing units occupied by people who work in San Luis Obispo now being met in north coast communities will probably remain constant through the time frame of this plan. In fact, it might even increase slightly if development of housing in Los Osos resumes before 1997 once the state-mandated sewage collection and treatment facility is constructed.

In response to the employment trends described above, this plan establishes a goal for the City of San

Luis Obispo to strive toward accommodating enough new housing to meet additional projected need for future local employment. One method for estimating the additional housing needed is to apply the assumptions of an average of 1.1 employed persons per household and a vacancy rate of 5 percent to the projected increase in jobs (from the table above), as shown below:

$$6,740 \text{ new jobs} / (1.1 \text{ persons per household} \times 0.95 \text{ occupancy rate}) = 6,450 \text{ new housing units}$$

Using this technique for projecting housing needs, the market trend projections for jurisdictions other than the City of San Luis Obispo, discussed under step 1 of this proposed allocation procedure, would provide ample new housing for local employees. Therefore, those projections are not modified in this section.

3. Availability of suitable sites

This involves determining whether land is available for housing development. "Suitable sites" includes not only land that is vacant and zoned for residential use, but any vacant or developed land that could be zoned for residential use.

However, this does not mean that all land is suitable for residential development. Constraints of steep slopes, geologic hazards and other factors can be considered. In the San Luis Obispo County region, land designated as "production agriculture," corresponding to land that is in some form of agriculture production and is zoned for agriculture, is not suitable for housing development.

The amounts and characteristics of lands adjacent to each city and unincorporated communities are such that none of the jurisdictions will be limited in their abilities to meet their respective shares of regional housing need.

For example, Grover City, which is surrounded by other jurisdictions and the Pacific Ocean, could accommodate enough housing to meet the projected share of 749 additional units through infill development, since the city's General Plan provides for a build-out size more than large enough.

The City of San Luis Obispo is partly surrounded by state lands, production agriculture and steep slopes. However, the city's General Plan has identified sites which could provide for about 5,900 new units, and there are other adjacent lands not subject to topographic or geologic limits and which do not include production agriculture, where enough new housing could be developed to meet the 6,450 units estimated to be needed for new local employees.

4. Availability of public services

According to state law, the availability of public services, including water, sewer and transportation facilities, is a matter of timing. State law does not make provision for consideration of available resources, such as water, only of the facilities needed to bring the resource to where it is needed. Thus, the regional housing allocation plan can include consideration of the time it would take to expand the necessary infrastructure in communities which limit residential development because their water supply or sewage disposal capacities are limited, but it would not be acceptable to incorporate permanent or indefinite reductions in such communities' allocations. Nevertheless, construction of the needed public

facilities can take years to accomplish.

In preparing this plan, each jurisdiction was asked this question: If the facilities are not adequate now to serve the estimated market demand for new housing, then how much time would be reasonable to assume it would take to increase their capacities? The jurisdictions which are most affected in this step are San Luis Obispo, Morro Bay, Pismo Beach and Paso Robles.

San Luis Obispo

City staff have provided estimates of when facilities needed to obtain and treat new sources of water can be completed, and how much water might be available. This plan reflects the information provided by city staff.

The amount of water available for new housing in the city is now limited to groundwater and water savings from retrofitting existing structures with water conserving equipment. Even without a growth management ordinance, it is likely that only about 300 new homes could be supported in the city each year until new sources of water are made available.

Based on the information provided by the city and on the assumption that 60 percent of any new water supply would be allocated to residential development, it appears possible that the city could support an annual production of 1000 new housing units in 1994, 1995, 1996 and the first half of 1997 (the end of this plan's horizon), for a total of 4,400 units.

These projections fall short of the need for local employees from step number 2 above by 2,050 units, but the lack of water will probably also slow the growth of new employment.

Morro Bay

The California Coastal Commission imposed a construction moratorium on the city from 1978 through 1982 because of the city's limited supply of water. The Commission relaxed the moratorium to some degree since then in response to the city's program of replacing leaky water lines and approval by the Commission of construction limits in the city's Local Coastal Plan. These limits are consistent with Coastal Permit No. 4-81-309 from the Commission.

The city's LCP gives priority to coastal dependent or coastal related commercial or industrial development over residential, consistent with the mandate of the Coastal Act.

Under these constraints, the city's Housing Element notes that the maximum number of new housing units that can be supported each year is 77. If significant new sources of water supply are found, this limit will change. For example, state water could be imported to the city in the future, but this housing needs plan is based on the assumption that state water will not be available to support housing units in Morro Bay prior to July 1, 1996. Based on the limited employment base in the north coast sub-region, the city may expect a total of 99 units in 1986 and 50 in the first half of 1997.

Pismo Beach

The City of Pismo Beach has been experiencing a water supply shortage that necessitated adoption of a temporary moratorium on new development. The city obtains a limited amount of its water from Lopez Lake and the remainder from wells. The city has been unsuccessful in seeking additional water supplies. According to city staff, the city has a retrofit program that requires new development to provide its own water.

In 1990, the city issued building permits for 74 residential units under the existing retrofit program. However, permits for only 12 units were issued by July 1, 1991, possibly because of economic factors or difficulty in providing the needed water capacity through retrofitting. Since 12 units is equivalent to 22 percent of the number of units for which permits were issued in the first half of 1990, city staff are projecting only 46 units total for 1991, and 50 units per year after 1991 until facilities can be constructed to import state water. The availability of state water is projected by city staff not to occur until mid-1996, enabling a total of 86 units in 1996 and 58 units for the first half of 1997.

Paso Robles

The City of El Paso de Robles recently completed an Environmental Impact Report on its general plan update which documents constraints to new development. The EIR suggests that the maximum growth rate the city can realistically expand sewage disposal facilities to support is as follows:

Year	Population
1990	18,372
1995	21,923
2000	26,345

Assuming a vacancy rate of 5 percent and an occupancy factor of 2.52 persons per household, this equates to an annual production of 333 housing units. Accordingly, this plan incorporates the 333 unit limit instead of the 354 units of need which resulted in the market trends projections in step 1.

Other jurisdictions

While only San Luis Obispo, Morro Bay, Pismo Beach and Paso Robles have been identified here as unable to support adequate new housing production to meet projected market demand, this does not mean that the other jurisdictions have the ability to absorb the unmet demand. All jurisdictions in the county have limited water supply and/or sewage disposal capacities.

For example, a number of communities under county jurisdiction (unincorporated communities) have either complete moratoriums or very limited development because of limited water supplies. Avila Beach and Cayucos ran out of water years ago, and therefore are still under moratoria. Also, Los Osos is under a state-mandated moratorium until a community sewage disposal system is constructed, which is not projected by county engineering staff to be completed until after 1997. In fact, county staff estimate that the county will have difficulty supporting adequate residential development to meet the market demand

projected in this plan within urban or village communities, and rural housing development does not result in housing that can feasibly be made affordable to low or moderate income households. Similarly, the other cities have indicated they cannot support more development than is allocated to them in this plan. These constraints are further documented in the Annual Resource Summary Report, 1990, by the San Luis Obispo County Department of Planning and Building.

As a result, the difference between the total regional housing needs identified in this plan and those estimated by the state Department of Housing and Community Development probably cannot be accommodated in the region. Nevertheless, state law requires this plan to include the state estimate.

5. Combine total housing needs for each jurisdiction

Assuming that all of the jurisdictions are equally unable to accommodate the excess, it has been allocated in this step to each of them proportionally to the amount of growth forecasted to each in the previous steps. The following table summarizes the annual housing needs from January 1, 1991 through July 1, 1997, for each jurisdiction resulting from this procedure (before accounting for existing needs):

Jurisdiction	Forecasted Above	Added Need (From HCD)	Total
Arroyo Grande	923	152	1,075
Atascadero	1,612	266	1,878
Grover City	643	106	749
Morro Bay	534	88	622
Paso Robles	2,164	357	2,521
Pismo Beach	390	65	455
San Luis Obispo	4,400	728	5,128
Unincorporated	6,396	1,056	7,452
Total	17,062	2,818	19,880

6. Determine existing housing needs and adjust allocations to reflect jurisdictions' abilities to accommodate growth

The first part of this step involves estimation of the amount of housing needed in 1991 to accommodate existing households and an appropriate level of vacant housing units, and then comparing that figure with the existing housing to determine whether there is a surplus or shortfall of housing. Rates of housing units which are vacant, but not available for rent or sale, was obtained from 1990 census data. The results of this procedure are shown in the table below:

EXISTING NEEDS: January 1, 1991

JURISDICTION	HOUSEHOLDS	VACANT NOT AVAILABLE	NEEDED UNITS	EXISTING UNITS	UNMET NEED BALANCE
Arroyo Grande	5,812	0.025	6,190	6,111	79
Atascadero	8,559	0.020	9,070	8,973	97
Grover City	4,605	0.051	5,039	5,001	38
Morro Bay	4,538	0.157	5,590	5,760	-170
Paso Robles	7,177	0.029	7,676	7,848	-172
Pismo Beach	3,759	0.117	4,420	4,631	-211
San Luis Obispo	17,155	0.022	18,215	18,090	125
Unincorporated	29,957	0.114	35,109	35,209	-100
Entire Region	81,562	0.073	91,309	91,623	-314

In the second part of this step, the above estimates of surpluses or shortfalls in the housing stock of each jurisdiction to support existing households and an appropriate level of vacancies can be used to adjust the housing needs from the previous step number 5, as follows:

Jurisdiction	Allocations from Step Four Above	Existing Needs Surplus (+) or Deficit (-)	Total Adjusted Allocations
Arroyo Grande	1,075	-79	996
Atascadero	1,878	-97	1,781
Grover City	749	-38	711
Morro Bay	622	+170	792
Paso Robles	2,521	+172	2,693
Pismo Beach	455	+211	666
San Luis Obispo	5,128	-125	5,003
Unincorporated	7,452	+100	7,552
Total	19,880	+314	20,194

7. Other factors

Loss of assisted units is not considered relevant, since the few assisted rental developments in the region potentially lost as affordable housing through prepayment of their mortgages are being purchased by a local non-profit corporation and will continue to be operated as affordable rentals.

The needs of farm workers have not been explicitly analyzed because the housing needs projected for communities near agricultural operations are deemed adequate to accommodate the farm workers' needs. This is consistent with the findings of a recent county study of farm workers' housing needs in that most farm workers need permanent housing within established urban communities.

8. Estimate households from housing need

The state publication Developing A Regional Housing Needs Plan, hereinafter referred to as the "housing needs plan manual," provides a methodology for calculating housing needs from estimates of households. From that methodology, a reverse process can be derived, resulting the following formula: $\text{Households} = \text{Housing Need} \times (1 - \text{Total Vacancy Rates})$. The results of this step are shown in the table showing estimates of households by income group later in this methodology.

9. Estimate baseline distribution of households by income group for January 1, 1991

Estimates of households by income group have been prepared using the methodology in the housing needs plan manual which are based on 1980 census data. The income groups used in this plan include "very low", "low", "moderate" and "above moderate". The definitions for these terms are established by the California Health and Safety Code (HSC) as follows: Moderate income = 120% of county median income per HSC Section 50093; Low income = 80% of county median per HSC Section 50105; Very low income = 50% of county median per HSC Section 50079.5.

10. Allocate projected households in July 1, 1997 by income group

As recommended in the housing needs plan manual, the following process was used to allocate the projected households for each jurisdiction by income group.

College towns usually have higher than normal proportions of very low and lower income households because of their student populations. Accordingly, the City of San Luis Obispo is treated differently from the other jurisdictions.

All growth in San Luis Obispo is projected to be among non-student households. The non-student households have an income group profile similar to the county-wide profile, and continuation of this profile is considered an acceptable planning goal. Thus the county-wide income group percentages have been multiplied by the projected increase in San Luis Obispo households. These figures have been added to the 1991 figures to obtain 1997 projected households in each income group.

The income group allocations for the other jurisdictions have been determined through a "remainder of market area percentages" procedure described in detail in the housing needs plan manual. Briefly stated, this procedure involves subtracting the figures from San Luis Obispo to determine the remaining county-wide distribution of the income groups. This distribution can be considered goals for the jurisdictions. However, since the planning horizon of this plan may be too short a time frame for achieving these goals, the plan instead establishes goals for each jurisdiction that would bring them half way toward achieving this distribution. The results of this and the preceding steps are summarized in the following table:

ESTIMATED HOUSEHOLDS BY INCOME GROUP 1/1/91 TO 7/1/97

JURISDICTION	INCOME GROUP	1/1/91		7/1/97		1/1/91 TO 7/1/97	
		NUMBER	(%)	NUMBER	(%)	NUMBER	(%)
Arroyo Grande	Very Low	1,278	22	1,581	23	303	33
	Other Lower	814	14	996	15	182	19
	Moderate	1,220	21	1,446	21	226	24
	Above Moderate	2,500	43	2,720	40	220	24
	Total	5,812	100	6,743	100	931	100
Atascadero	Very Low	1,626	19	2,246	22	620	37
	Other Lower	1,113	13	1,461	14	348	21
	Moderate	1,797	21	2,194	21	397	24
	Above Moderate	4,023	47	4,331	42	308	18
	Total	8,559	100	10,232	100	1,673	100
Grover City	Very Low	1,474	32	1,494	28	20	3
	Other Lower	875	19	907	17	32	5
	Moderate	1,059	23	1,178	22	119	18
	Above Moderate	1,197	26	1,672	32	475	74
	Total	4,605	100	5,251	100	646	100
Morro Bay	Very Low	1,498	33	1,498	29	0	0
	Other Lower	771	17	842	16	71	11
	Moderate	908	20	1,084	21	176	28
	Above Moderate	1,361	30	1,751	34	390	61
	Total	4,538	100	5,175	100	637	100
Paso Robles	Very Low	1,722	24	2,368	24	646	26
	Other Lower	1,292	18	1,625	17	333	13
	Moderate	1,507	21	2,076	21	569	23
	Above Moderate	2,656	37	3,615	37	959	38
	Total	7,177	100	9,684	100	2,507	100
Pismo Beach	Very Low	1,128	30	1,186	27	58	10
	Other Lower	677	18	725	17	48	9
	Moderate	902	24	991	23	89	16
	Above Moderate	1,052	28	1,419	33	367	65
	Total	3,759	100	4,321	100	562	100
San Luis Obispo	Very Low	5,318	31	6,538	30	1,220	26
	Other Lower	3,088	18	3,839	18	751	16
	Moderate	2,916	17	3,901	18	985	21
	Above Moderate	5,833	34	7,568	34	1,735	37
	Total	17,155	100	21,846	100	4,691	100
Unincorporated County	Very Low	6,890	23	8,705	24	1,815	28
	Other Lower	5,093	17	5,917	16	824	13
	Moderate	6,291	21	7,794	22	1,503	24
	Above Moderate	11,683	39	13,932	38	2,249	35
	Total	29,957	100	36,348	100	6,391	100
Entire County (Region)	Very Low	21,206	26	25,896	26	4,690	26
	Other Lower	13,050	16	15,936	16	2,886	16
	Moderate	17,128	21	20,916	21	3,788	21
	Above Moderate	30,178	37	36,852	37	6,674	37
	Total	81,502	100	99,600	100	18,038	100

11. Estimate new housing construction needs

In this step, existing housing need is added to future housing need to obtain an estimate of the amount of housing needed in 1997 within each jurisdiction.

NEW HOUSING CONSTRUCTION NEEDS: 1/1/91 to 7/1/97

JURISDICTION	1/1/91 VACANCY NEED	7/1/97 ADDED HOUSEHOLDS	7/1/97 VACANCY NEED	TOTAL NEED
Arroyo Grande	79	931	65	1,075
Atascadero	97	1,673	108	1,878
Grover City	38	646	65	749
Morro Bay	-170	637	155	622
Paso Robles	-172	2,507	186	2,521
Pismo Beach	-211	562	104	455
San Luis Obispo	125	4,691	312	5,128
Unincorporated	-100	6,391	1,161	7,452
Entire Region	-314	18,038	2,156	19,880

12. Account for units needed to replace normal market removals

The estimate of replacement housing needed county-wide was provided by HCD, and then allocated to each jurisdiction proportionally.

ADDING ESTIMATED MARKET REMOVALS

JURISDICTION	HOUSING NEED	MARKET REMOVALS	BASIC CONSTRUCTION NEED
Arroyo Grande	1,075	46	1,121
Atascadero	1,878	67	1,945
Grover City	749	37	786
Morro Bay	622	43	665
Paso Robles	2,521	59	2,580
Pismo Beach	455	35	490
San Luis Obispo	5,128	136	5,264
Unincorporated	7,452	264	7,716
Entire Region	19,880	687	20,567

65584. (a) For purposes of subdivision (a) of Section 65583, ***** the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a *** general plan of the city or county.** The distribution of regional housing needs shall, based upon available data ***** take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers.** The distribution shall seek to ***** reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households.** Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. *****The department may revise the determination of the council of governments if necessary to obtain this consistency. *** The appropriate council of governments shall determine the share *** for each city or county consistent with the criteria *** of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.**

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for ***** cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a).** Where the department determines that a ***** city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs,** the department shall delegate this responsibility to the ***** cities and counties within these areas.**

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision ***** (a), or the department's determination pursuant to subdivision (b), a *** city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a).** The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the ***** revision by the city or county,** the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or ***** indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.**

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above-moderate income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city *** or *** county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in *** the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city *** or *** county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city *** or *** county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the *** threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that *** threat.

(e) Any authority to review and revise *** the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the *** share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a *** city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, *** Division 13 (commencing with Section 21000) of the Public Resources Code.

(Amended by Stats. 1984, Ch. 1684; Amended by Stats. 1989, Ch. 1451; Amended by Stats. of 1990, Ch. 1441.)

City of Atascadero
Housing Element

Appendix B

Building Permit Summary 1980-1992

Year	Single-Family	Multi-Family	Commercial	Industrial	Other	Total	Value
1980	1,234	56	12	3	1	1,306	\$1,234,567
1981	1,345	67	15	4	2	1,433	\$1,345,678
1982	1,456	78	18	5	3	1,559	\$1,456,789
1983	1,567	89	21	6	4	1,687	\$1,567,890
1984	1,678	100	24	7	5	1,814	\$1,678,901
1985	1,789	111	27	8	6	1,941	\$1,789,012
1986	1,890	122	30	9	7	2,068	\$1,890,123
1987	1,901	133	33	10	8	2,195	\$1,901,234
1988	2,012	144	36	11	9	2,320	\$2,012,345
1989	2,123	155	39	12	10	2,449	\$2,123,456
1990	2,234	166	42	13	11	2,575	\$2,234,567
1991	2,345	177	45	14	12	2,703	\$2,345,678
1992	2,456	188	48	15	13	2,830	\$2,456,789
Total	24,567	1,234	234	123	89	26,247	\$24,567,890

CITY OF ATASCADERO
12 3/4 - YEAR BUILDING SUMMARY
APRIL 23, 1980 - DECEMBER 31, 1992
PERMITS ISSUED

Year	SFR'S	Apt Units Total Permits	Total Units	Residential Valuation	Commercial Permits	Commercial Valuation	Small Projects	Small Valuation	Misc.	Total
1980	82	34/11	116	\$ 5,824,421	5	\$ 838,634	108	\$ 814,013	77	\$ 7,477,068
1981	123	36/12	159	8,083,487	27	4,517,313	181	1,381,403	159	13,982,203
1982	102	41/11	143	6,828,545	8	870,366	182	1,564,640	151	9,263,551
1983	157	107/30	264	11,746,751	7	747,323	187	1,602,400	122	14,096,474
1984	187	168/36	355	19,685,992	23	5,993,675	186	1,759,637	150	27,439,304
1985	173	328/48	501	26,918,451	28	6,871,677	251	2,307,371	129	36,097,499
1986	172	526/72	698	33,619,355	14	7,590,561	423	5,235,785	192	46,445,701
1987	197	70/13	267	24,816,279	12	2,233,545	316	3,637,219	274	30,687,043
1988	135	16/7	151	16,731,194	12	3,421,143	264	3,455,093	320	23,607,430
1989	169	10/5	179	25,078,628	8	4,288,863	299	6,021,416	334	35,388,907
1990	111	10/5	121	19,559,018	11	3,417,764	344	6,611,897	190	29,588,679
1991	97	7/4	104	17,631,040	9	3,453,016	350	5,069,019	73	26,153,075
1992	42	4/2	44	8,013,596	4	1,087,235	430	4,979,362	15	14,080,193
<u>Total Summary</u>	1,747	1,357/256	3,102	224,536,757	168	45,331,115	3,521	44,439,255	2,186	314,307,127

COMMERCIAL PERMITS: Include industrial bldgs, churches, offices, stores, service stations, schools, motels, etc.

SMALL PROJECTS: Include nonresidential bldgs, structures other than bldgs, SFR additions, nonresidential additions, garages, carports, barns, alterations/remodeling (residential & commercial), etc.

OTHER PROJECTS: Include gas, electrical, plumbing permits etc: NO VALUATION

Source of Information: BUILDING DIVISION

Report Prepared By: DEBORAH CINI

**City of Atascadero
Housing Element**

Appendix C

Fees (Application, Development, Permit)



CITY OF ATASCADERO PLANNING DIVISION APPLICATION FEES

COMMUNITY DEVELOPMENT DEPT. 6500 PALMA AVE. ATASCADERO, CA 93422 (805) 461-5035

SUBDIVISION APPLICATIONS

LOT LINE ADJUSTMENT	\$ 325
TENTATIVE PARCEL MAP	\$ 865*
TENTATIVE TRACT MAP	\$ 865*
CONDOMINIUM MAP	\$1,075*
CONDO CONVERSION MAP	\$1,075
FINAL MAP (PLANNING)	\$ 285
LOT MERGER	\$ 55
CERTIFICATE OF COMPLIANCE	\$ 150

GENERAL PLAN AMENDMENTS

TEXT/MAP AMENDMENT	\$ 850*
SPECIFIC PLAN:	
INITIAL REVIEW	\$ 300
APPLICATION	DC + 24%

ZONING APPLICATIONS

TEXT/MAP AMENDMENT	\$ 825*
PREZONING	\$1,650*
VARIANCE	\$ 475*
ADMINISTRATIVE USE PERMIT	\$ 150*
CONDITIONAL USE PERMIT	\$ 550*
PRECISE PLAN	\$ 400*

MISCELLANEOUS SERVICES

ANNEXATIONS:	
INITIAL REVIEW	\$ 300
APPLICATION	DC + 24%
ENVIRONMENTAL IMPACT REPORT	DC + 15%

ROAD ISSUES

ROAD ABANDONMENT	\$ 550*
ROAD NAME CHANGE	\$ 475

PROCEDURAL REQUESTS

TIME EXTENSIONS:	
PRECISE PLAN	\$ 15
CONDITIONAL USE PERMITS	\$ 60
PARCEL/TRACT MAP	\$ 330
RECONSIDERATION	\$ 225
CONTINUANCE	\$ 60
AG PRESERVE CANCELLATION	\$ 630
APPEALS	\$ 200

TREE APPLICATIONS

REMOVAL:	
DEAD/DISEASED TREE	\$ 0
2" - 23" DBH	\$ 35
24" DBH OR GREATER	\$ 50
TREE PROTECTION PLAN:	
SINGLE FAMILY RESIDENCE	\$ 50
MULTI-FAMILY, COMMERCIAL, ROADS, ETC.	\$ 200
ANNUAL UTILITY PERMIT	\$ 100
WOODLOT MANAGEMENT PLAN	
5 - 9 ACRES	\$ 250
10 - 39 ACRES	\$ 400
40 + ACRES	\$ 600
APPEALS:	
APPLICANT (1st APPEAL)	\$ 0
APPLICANT (2nd APPEAL)	\$ 50
OTHER PARTY	\$ 50

ENGINEERING SERVICES

FINAL MAP (ENGINEERING)	\$ 200 + DC
ENCROACHMENT PERMIT	\$ 30
IMPROVEMENT PLAN REVIEW	\$ 200 + DC
CONTRACT CONSULTANTS	COST
SPCL. INSPECTIONS	\$ 25/hr

DC = DIRECT COST

* = INCLUDES ENVIRONMENTAL DETERMINATION

RESOLUTION #47-91 6/25/91
Revised RESOLUTION #25-92 3/11/92
Revised RESOLUTION #88-92 9/22/92

DEVELOPMENT FEES
City of Alascadero

Type of Fee	Single Family	Multiple Family	Non-Residential	When Payable	Source
Interim School	\$1.55/square foot		\$0.25 /sq. ft.	Prior to issuance of bldg. permit paid to A.U.S.O.	Ord. 107 Res. #81-85 & School Dist. AB 2925 Ord.
Amapoa-Tecorida Drainage Area Fee* (City Eng. Map)	\$2,996 cfs based on 1.3 cfs/ac	\$3,343 cfs based on 3 cfs/ac		Prior to issuance of bldg. permit	Ord. 117 Res. 9-86
Applies to all bldgs/addns.					
Development Impact Fees:				Prior to issuance of bldg. permit	Ord. 119&183 Res. 14-91
<u>Inside Urban Service Line</u>					
Drainage	0.245	0.245	0.245		
Streets, Roads & Bridges	0.219	0.300	1.166		
Public Safety	0.113	0.224	0.452		
Parks	0.511	1.011	0.123		
Miscellaneous	0.023	0.023	0.023		
TOTALS:	1.111	1.803	2.014		
<u>Outside Urban Service Line</u>					
Drainage	0.245	0.245	0.245		
Streets, Roads & Bridges	0.747	0.747	0.747		
Public Safety	0.613	0.724	0.952		
Parks	0.511	1.011	0.123		
Miscellaneous	0.023	0.023	0.023		
TOTALS:	2.139	2.750	2.095		
Sewer Fees:			Mobile Home Other		
Connection	\$ 573/unit	\$ 533/unit	\$451/unit	\$20.50 fix.un	upon connection
Annexation	\$1,210/unit	\$1,123/unit	\$950/unit	\$43.20 fix.un	upon application
Tax Charge	\$ 250/unit	\$ 250/each	\$250/each	\$250 each	upon connection
Permit Fee	\$ 5/each	\$ 5/each	\$ 5/each	\$5.00 each	Upon application

*Calculations to be made by Public Works Department

Notes: 1) Totals do not include Amapoa-Tecorida Drainage Development Fee. If applicable, Ord. 117 & Res. 9-86).

2) Credits for actual work done shall be determined by City Engineer.

3) Calls for studies that may require additional fees or improvements shall be made by Director of Community Development.

4) Calls for using CFS or ADT in lieu of sq. ft. shall be made by City Engineer.

5) Developer of a mobile home park shall pay a one-time fee of \$575.00 for each mobile home space site. Mobile homes located outside of mobile home parks shall pay the single family fee unit cost.

7/1/86

Revised: 5/4/87

7/1/87

7/1/88 & 1/9/89

SFR FEE SUMMARY/BREAKDOWN

EXAMPLE: TO CONSTRUCT A 1,500 FT² SFR WITH AN ATTACHED 400 FT² GARAGE.

PERMIT FEES FOR A SINGLE FAMILY RESIDENCE ARE DETERMINED BY THE VALUATION. THE VALUATION IS BASED UPON A BREAKDOWN OF THE SQ. FT. OF THE SFR, GARAGE AND DECKING IF ANY. PLEASE NOTE THAT THE VALUATION IS NOT THE COST OF THE PROJECT BUT ONLY A VALUE FIGURED BY THIS DEPARTMENT IN ORDER TO DETERMINE THE BUILDING FEES. THE SQ. FT. IS BROKEN DOWN INTO SEPARATE CATEGORIES AND THEN MULTIPLIED BY A CERTAIN COST PER SQ. FT. AS FOLLOWS:

1. SFR (\$74.00 X 1,500 FT²) = 111,000 (VALUE)
2. GARAGE (\$30.00 X 400 FT²) = 12,000 (VALUE)
- PROJECT VALUATION: 123,000

ONCE THE VALUE HAS BEEN DETERMINED THE PERMIT COST IS BROKEN OUT BY THE FOLLOWING FORMULAS:

1. CONSTRUCTION FEE: VALUATION X .012 (123,000 X .012) = \$1,476.00
2. PLAN CHECK FEE: CONSTRUCTION COST X .237 (1,476X.237) = \$349.81
3. SEISMIC COST: VALUATION X .0001 (123,000 X .0001) = \$12.30
4. DEVELOPMENT FEE: COST IS BASED UPON THE SQ. FT. OF THE SFR & THE LOCATION OF THE PARTICULAR LOT. THE DEVELOPMENT FEE IS DIVIDED UP INTO TWO (2) AREAS WHICH ARE KNOWN AS INSIDE URBAN SERVICES OR OUTSIDE URBAN SERVICES.

INSIDE URBAN SERVICES FEE: SQ. FT. X 1.111 (1,500 X 1.111) = \$1,666.50.

OUTSIDE URBAN SERVICES FEE: SQ. FT. X 2.139 (1,500 X 2.139) = \$3,208.50.

5. DRIVEWAY ENCROACHMENT FEE: \$30.00 (STRAIGHT FEE)
6. ATASCADERO UNIFIED SCHOOL FEE IS \$1.65 A SQ. FT. (1,500 X 1.65) = \$2,475.00. (THIS COST IS COLLECTED BY THE SCHOOL DISTRICT AND NOT CALCULATED ONTO THE BUILDING PERMIT COST)
7. SEWER CONNECTIONS: SEWER CONNECTION COSTS FOR SFR'S RUN ROUGHLY AROUND \$850.00 A HOOKUP. PLEASE NOTE THAT THIS COST IS NOT ADDED ONTO THE PERMIT IF THE SFR IS ON A SEPTIC SYSTEM.

SINGLE FAMILY RESIDENCE

PERMIT COST

INSIDE URBAN SERVICES		OUTSIDE URBAN SERVICES	
CONST. FEE	\$ 1476.00	CONST. FEE	\$ 1476.00
PL. CK. FEE	349.81	PL. CK. FEE	349.81
SEISMIC FEE	12.30	SEISMIC FEE	12.30
DEVELOPMENT FEE	1666.50	DEVELOPMENT FEE	3208.50
SEWER FEE	850.00	SEWER FEE	850.00
DRWY ENCR FEE	30.00	DRWY ENCR FEE	30.00
PERMIT COST:	\$ 4,384.61	PERMIT COST:	\$ 5,926.61
SCHOOL FEE:	2,475.00	SCHOOL FEE:	2,475.00
TOTAL:	<u>\$ 6,859.61</u>	TOTAL:	<u>\$ 8,401.71</u>

City of Atascadero
Housing Element

Appendix D

Land Use by Residential Zones

RS (Residential Suburban) Zone

9-3.141. Purpose: This zone is established to provide for large lot residential uses in areas outside the Urban Services Line or in other areas where large lots are desirable to protect land uses and buildings subject to inundation, steep slopes or other hazards.

9-3.142. Allowable Uses: The following uses shall be allowed in the Residential Suburban Zone. The establishment of allowable uses shall be as provided by Section 9-2.107 (Plot Plans) and Section 9-2.108 (Precise Plans):

- (a) Farm animal raising (See Section 9-6.112)
- (b) Home occupations (See Section 9-6.105)
- (c) Residential accessory uses (See Section 9-6.106)
- (d) Single family dwelling
- (e) Mobilehome dwelling (See Section 9-6.142)
- (f) Temporary dwelling (See Section 9-6.176)
- (g) Temporary or seasonal retail sales (See Section 9-6.174)
- (h) Horticultural specialties, where no permanent retail facilities are provided (See Section 9-6.116)
- (i) Collection station (See Section 9-6.130)
- (j) Skilled Nursing Facility, where the number of residents under care is six or fewer (See Section 9-6.134)
- (k) Residential care, where the number of residents under care is six or fewer (See Section 9-6.135)
- (l) Agricultural accessory uses (See Section 9-6.109)
- (m) Utility transmission facilities
- (n) Pipelines, where pipelines are below the surface and where pipelines are not used to convey toxic or hazardous substances other than gasoline, crude oil, natural gas, liquefied petroleum gas or liquefied natural gas
- (o) Temporary Events (See Section 9-6.177)
- (p) Accessory storage (See Section 9-6.103)
- (q) Roadside stands (See Section 9-6.117)

9-3.143. Conditional Uses: The following uses may be allowed in the Residential Suburban Zone. The establishment of conditional uses shall be as provided by Section 9-2.109 (Conditional Use Permits):

- (a) Surface mining (see Section 9-6.151)
- (b) Churches and related activities (See Section 9-6.121)
- (c) Schools (See Section 9-6.125)
- (d) Mobilehome developments (see Section 9-6.143)
- (e) Rural sports and group facilities (See Section 9-6.124)
- (f) Crop production and grazing (See Section 9-6.113)
- (g) Animal hospitals (See Section 9-6.110)
- (h) Skilled Nursing Facility, where the number of residents under care is greater than six (See Section 9-6.134)
- (i) Residential care, where the number of residents under care is greater than six (See Section 9-6.135)
- (j) Pipelines, where pipelines are not below the surface and where pipelines are used to convey toxic or hazardous substances other than gasoline, crude oil, natural gas, liquefied petroleum gas or liquefied natural gas
- (k) Livestock specialties (See Section 9-6.115)
- (l) Bed and Breakfast
- (m) Agricultural processing
- (n) Forestry
- (o) Caretaker Residence (See Section 9-6.104)
- (p) Mining (See Section 9-6.159)
- (q) Organizational houses
- (r) Petroleum extraction (See Section 9-6.143)
- (s) Kennels (See Section 9-6.111)
- (t) The following uses were established in a residential structure of historical importance:
 - (1) Broadcasting studios
- (u) Utility facilities

RSF (Residential Single Family) Zone

9-3.151. Purpose: This zone is established to provide for single family residential areas within the Urban Services Line.

9-3.152. Allowable Uses: The following uses shall be allowed in the Residential Single Family Zone. The establishment of allowable uses shall be as provided by Section 9-2.107 (Plot Plan) and Section 9-2.108 (Precise Plans):

- (a) Farm animal raising (See Section 9-6.112)
- (b) Home occupations (See Section 9-6.105)
- (c) Residential accessory uses (See Section 9-6.106)
- (d) Single family dwelling
- (e) Mobilehome dwelling (See Section 9-6.142)
- (f) Temporary dwelling (See Section 9-6.176)
- (g) Accessory storage (See Section 9-6.103)
- (h) Collection station (See Section 9-6.130)
- (i) Skilled Nursing Facility where the number of residents under care is six or fewer (See Section 9-6.134)
- (j) Residential care, where the number of residents under care is six or fewer (See Section 9-6.135)
- (k) Agricultural accessory uses (See Section 9-6.109)
- (l) Utility transmission facilities
- (m) Roadside Stands (See Section 9-6.117)
- (n) Temporary Events (see Section 9-6.177)

9-3.153. Conditional Uses: The following uses may be allowed in the Residential Single Family Zone. The establishment of conditional uses shall be as provided by Section 9-2.109 (Conditional Use Permits):

- (a) Churches and related activities (See Section 9-6.121)
- (b) Schools (See Section 9-6.125)
- (c) Mobilehome developments (See Section 9-6.143)

- (d) Skilled Nursing Facility, where the number of residents under care is greater than six (See Section 9-6.134)
- (e) Residential care, where the number of residents under care is greater than six (See Section 9-6.135)
- (f) Organizational houses
- (g) Pipeline
- (h) Bed and Breakfast
- (i) Caretaker residence (See Section 9-6.104)
- (j) The following uses where established in a residential structure of historical importance are satisfied.
 - (1) Broadcasting studios
 - (2) Business support services
 - (3) Libraries and museums
 - (4) Offices
 - (5) Personal Services
 - (6) School-business and vocational
- (k) Kennels (See Section 9-6.111)
- (l) Utility facilities

9-3.154. Minimum Lot Size: The minimum lot size in the Residential Single Family Zone shall be one half (1/2) acre with sewer; 1/2 acre where sewer is not available and may range up to two and one-half (2 1/2) acres. The size of a lot shall be consistent with the land use designation set forth in the General Plan and shall be indicated by the symbols set forth in the following chart, which shall be shown on the Official Zoning Maps as provided by Section 9-3.104(d).

SYMBOL	MINIMUM LOT SIZE
X	one half (1/2) acre net area (excluding land area needed for street rights-of-way whether publicly or privately owned)
Y	one (1) acre, when sewers are available one and one-half (1 1/2) acres, when sewers are not available
Z	one and one-half (1 1/2) to two and one-half (2 1/2) acres based on performance standards set forth in this Section.

RMF (Residential Multiple Family) Zone

9-3.171. Purpose: This zone is established to provide for apartment, condominium and townhouse development where higher density residential development is desired within the Urban Services Line.

9-3.172. Allowable Uses: The following uses shall be allowed in the Residential Multiple Family Zone. The establishment of allowable uses shall be as provided by Section 9-2.107 (Plot Plans) and Section 9-2.108 (Precise Plans):

- (a) Single family dwelling
- (b) Residential accessory uses (See Section 9-6.106)
- (c) Accessory Storage (See Section 9-6.103)
- (d) Home occupations (See Section 9-6.105)
- (e) Collection station (See Section 9-6.130)
- (f) Multiple family dwellings
- (g) Temporary dwelling (See Section 9-6.176)
- (h) Utility transmission facilities
- (i) Residential care (See Section 9-6.135)
- (j) Temporary Events (See Section 9-6.177)

9-3.173. Conditional Uses: The following uses may be allowed in the Residential Multiple Family Zone. The establishment of conditional uses shall be as provided by Section 9-2.109 (Conditional Use Permits):

- (a) Churches and related activities (See Section 9-6.121)
- (b) Schools (See Section 9-6.125)
- (c) Mobilehome developments (See Section 9-6.143)
- (d) Organizational Houses
- (e) Pipelines

- (f) Farm Animal Raising (See Section 9-6.112)
- (g) Retirement hotel
- (h) Bed and Breakfast
- (i) Skilled Nursing Facility (See Section 9-6.134)
- (j) The following uses where established in a residential structure of historical importance:
 - (1) Broadcasting Studios
 - (2) Business Support Services
 - (3) Libraries and museums
 - (4) Offices
 - (5) Personal Services
 - (6) School-business and vocational
- (k) Utility facilities

9-3.174. Lot Size: The minimum lot size in the Residential Multiple Family Zone shall be one-half acre. Smaller lot sizes may be allowed for planned residential developments, including condominiums and mobilehome developments, provided that the overall density within the project conforms with Section 9-3.175 (Density).

9-3.175. Density: The maximum allowable density in the Residential Multiple Family Zone shall be designated on the Official Zoning Maps as provided by Section 9-3.104(c) and be established in accordance with the General Plan as follows:

- (a) Areas Designated Low Density Multiple Family Residential: The maximum number of dwelling units per net acre is as follows:

<u>Number Of Bedrooms</u>	<u>Dwelling Units/Acre</u>
1	10.0
2	7.5
3	5.0
4+	3.8

RESOLUTION NO. 04-94

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ATASCADERO
APPROVING THE ADOPTION OF AN UPDATED HOUSING ELEMENT
OF THE CITY'S GENERAL PLAN (CITY OF ATASCADERO)

WHEREAS, the City of Atascadero has grown considerably since incorporation; and

WHEREAS, the City's General Plan Housing Element, which was adopted in 1985 to guide the City's housing policies is in need of updating; and

WHEREAS, the City has undertaken a comprehensive program of study and public participation to update the General Plan beginning in 1986; and

WHEREAS; the Planning Commission of the City of Atascadero conducted public hearings on the subject amendment on December 7, 1993 and February 15, 1994; and

WHEREAS, Government Code Section 65356 provides that a General Plan be amended by the adoption of a resolution; and

WHEREAS, the Council of the City of Atascadero finds as follows:

1. The proposed General Plan Amendment recommended by the Planning Commission reflects policies and goals appropriate for the City of Atascadero.
2. The proposed General Plan amendment will not have a significant adverse affect on the environment. The Negative Declaration prepared for the project is adequate.

NOW THEREFORE, the City Council of the City of Atascadero does resolve to approve the General Plan Update as follows:

1. Amendment to the General Plan text by adoption of the Housing Element (Chapter VI), dated November, 1993, as amended by Attachment "A".
2. Rescinds the Housing Element adopted by the City Council on April 8, 1985.

On motion by Councilmember Luna and seconded by Councilmember Borgeson, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

Resolution No. 04-94

Page 2

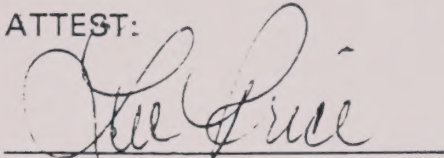
AYES: Councilmembers Bewley, Borgeson, Luna and Mayor Nimmo

NOES: None

ABSENT: One Seat Vacant

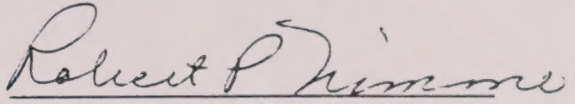
ADOPTED: March 8, 1994

ATTEST:

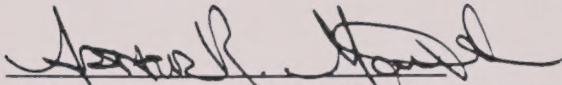


LEE PRICE, City Clerk

CITY OF ATASCADERO, CALIFORNIA

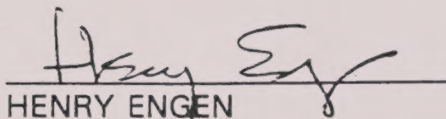
By: 
ROBERT P. NIMMO, Mayor

APPROVED AS TO FORM:



ARTHER MONTANDON, City Attorney

PREPARED BY:



HENRY ENGEN
Community Development Director

U.C. BERKELEY LIBRARIES



C101745640

